



11A COMMON ROAD WORKSOP, S80 3JJ

£500,000
FREEHOLD

GUIDE PRICE £500,000 - £525,000

This impressive and deceptively spacious five-bedroom bungalow offers contemporary living throughout and enjoys stunning open countryside views. Beautifully presented and thoughtfully extended, the property provides generous and versatile accommodation, including multiple reception areas ideal for both everyday family life and entertaining, a stylish fitted kitchen with pantry, utility room, ground floor shower room and family bathroom, along with a superb loft conversion adding further bedrooms and shower facilities.

Set within substantial, well-maintained gardens with extensive paved seating areas, sweeping driveway, and a detached oversized garage, the home perfectly combines indoor comfort with outdoor space and privacy.

Situated in the beautiful and prestigious village of Thorpe Salvin, the property benefits from local amenities while remaining conveniently close to Sheffield, Rotherham and Worksop, making it ideal for commuters seeking a peaceful rural setting without compromising on accessibility.

**Kendra
Jacob**

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11A COMMON ROAD

- ***GUIDE PRICE £500,000 - £525,000***
- Spacious and beautifully presented five-bedroom bungalow
- Stunning open countryside views
- Contemporary and versatile accommodation throughout
- Multiple reception rooms ideal for entertaining
- Stylish fitted kitchen with pantry and separate utility room
- Family bathroom, ground floor shower room and additional loft shower room
- Generous gardens with extensive paved seating areas
- Sweeping driveway and oversized detached garage
- Located in the prestigious village of Thorpe Salvin, close to Sheffield, Rotherham and Worksop



ENTRANCE HALLWAY

A front-facing uPVC double-glazed entrance door opens into a spacious and welcoming hallway, setting the tone for this contemporary home. There is access to a boarded loft space complete with ladder and lighting, tiled flooring, a central heating radiator, and doors leading to the kitchen, utility room, shower room and dining room.

ENTRANCE HALLWAY

Fitted with a range of wall units and complementary work surfaces, the utility room offers plumbing for an automatic washing machine, tiled flooring, a central heating radiator, and a side-facing uPVC double-glazed window.

SHOWER ROOM

Appointed with a quality three-piece suite in white, comprising a double walk-in shower with electric shower and mermaid-style splashback, pedestal wash hand basin and low-flush WC. The room is partially tiled to the walls and fully tiled to the floor, with recessed ceiling downlights, a chrome heated towel rail, wall-mounted electric heater, and an obscure uPVC double-glazed window.

BREAKFAST KITCHEN

The contemporary kitchen is fitted with a comprehensive range of wall and base units complemented by coordinating work surfaces and a stainless steel sink with mixer tap. Integrated appliances include a fan-assisted electric oven and induction hob with extractor canopy above. There is space for freestanding appliances, including an American-style fridge freezer and dishwasher. The room benefits from part-tiled walls, tiled flooring, a wall-mounted combination boiler, recessed ceiling downlights, a uPVC double-glazed window, and access to a useful pantry with shelving.

DINING ROOM

Ideal for entertaining, the dining room is bright and airy with two uPVC double-glazed windows allowing an abundance of natural light. A central heating radiator and solid wood flooring, which flows seamlessly into the living room, enhance the sense of space and continuity.

LIVING ROOM

A generously proportioned and beautifully presented reception room featuring decorative coving and an open archway leading into the sun room. The focal point is a striking exposed brick fireplace housing a multi-fuel stove set upon a tiled hearth, creating a warm yet contemporary ambience.

SUN ROOM

An impressive extension to the living space, the sun room enjoys uPVC double-glazed French doors along with an additional uPVC entrance door, inviting natural light throughout. Further features include a modern vertical radiator, recessed ceiling downlights and tiled flooring.

INNER HALLWAY

This spacious inner hallway is finished with tiled flooring, recessed downlighting, a central heating radiator and a uPVC double-glazed window. There is a large storage cupboard, access to three bedrooms and the family bathroom, and a staircase rising to the first-floor landing.

PRINCIPLE BEDROOM

A beautifully presented and spacious bedroom with two uPVC double-glazed windows providing excellent natural light, recessed ceiling downlights and a central heating radiator.

BEDROOM TWO

A well-proportioned double bedroom, currently utilised as a snug, with a uPVC double-glazed window, recessed downlighting and central heating radiator.

BEDROOM THREE

A further generous double bedroom, presently used as a hobby room, featuring a uPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

A stylish four-piece suite in white comprising a panelled bath, double walk-in shower with electric shower, pedestal wash hand basin and low-flush WC. The room is partially tiled to the walls with tiled flooring, and benefits from recessed ceiling downlights, a chrome heated towel rail and an obscure uPVC double-glazed window.

LOFT CONVERSION

LANDING

A generously sized landing area providing access to two additional bedrooms and a shower room.

BEDROOM

A spacious double bedroom, well appointed and tastefully decorated, with central heating radiator and Velux-style roof window allowing natural light to flood the room.

BEDROOM

A further double bedroom with central heating radiator and Velux roof window.

SHOWER ROOM

A modern suite comprising a double walk-in shower with mains-fed waterfall shower and mermaid-style splashback,

vanity wash hand basin and low-flush WC. Additional features include a chrome heated towel rail, wall-mounted electric heater, laminate wood flooring, electric extractor fan and Velux roof window.

EXTERIOR

Occupying a substantial plot with stunning views across open countryside, the property offers both space and privacy. To the front is a sweeping pebble driveway providing ample off-road parking for several vehicles and leading to a detached, oversized garage. The front garden is mainly laid to lawn with well-stocked shrub and tree borders, complemented by three garden sheds, outside lighting, water taps and power supply. A block-paved seating area extends to the side and continues around to the rear.

The rear garden is equally impressive, featuring an extensive paved entertaining area, two further garden sheds, a summer house, and a large lawn with mature shrub and tree borders. Outside lighting, power and water supply further enhance the practicality of this expansive outdoor space.

DETACHED GARAGE

An oversized detached garage with loft storage (partially boarded), side entrance door and electric roller shutter door, complete with power and lighting.

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ADDITIONAL INFORMATION

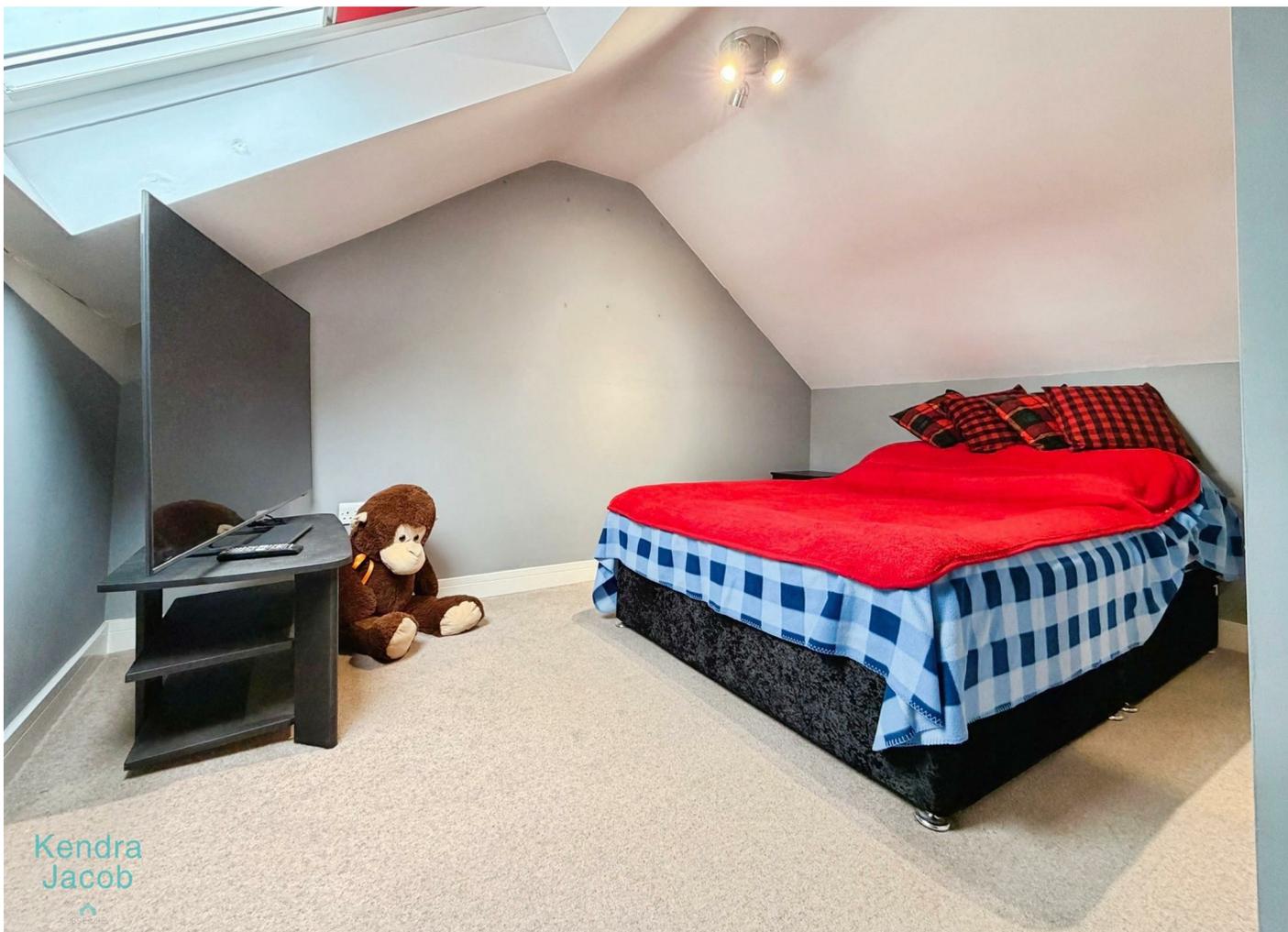
Local Authority – Rotherham

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2297.90 sq ft

Tenure – Freehold



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Total area: approx. 213.5 sq. metres (2297.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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