



## 9 BLENHEIM RISE WORKSOP, S81 7NE

**£380,000**  
**FREEHOLD**

\*\*\*\*\* GUIDE PRICE £380,000 - £395,000 \*\*\*\*\*

Only by viewing this wonderful four double bedroom detached family home can the standard of interiors be appreciated. The property benefits from having a superb large self contained one bedroom annex. This property is a spacious home with an open-plan kitchen diner, four bedrooms, and a versatile entertainment room. The entrance hallway features laminate flooring and a spindle staircase leading to the first floor. The kitchen includes modern appliances and opens into the dining area, which leads to an extended entertainment room with bi-fold doors to the garden. The living room has French doors, a media wall, and a log-effect electric fire. Upstairs, the master bedroom has an en-suite shower room, and there are three additional bedrooms and a family bathroom. The property also includes an annex with its own kitchen, bedroom, and shower room, as well as a large enclosed rear garden, an oversized garage with an office with kitchenette, and ample driveway parking.

**Kendra  
Jacob**

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# 9 BLENHEIM RISE

- STUNNING FOUR BEDROOM HOME WITH A LARGE ONE BEDROOM ANNEX • PRIME LOCATION • TWO RECEPTION ROOMS • SPACIOUS KITCHEN DINER • UTILITY ROOM • FOUR GOOD SIZED BEDROOMS • EN-SUITE SHOWER ROOM & FOUR PIECE FAMILY BATHROOM SUITE • SUPERB LARGE SELF CONTAINED ONE BEDROOM ANNEX • TUCKED AWAY IN THE CORNER OF A QUIET CUL-DE-SAC • OVERSIZED GARAGE WITH OFFICE



## ENTRANCE HALL

A welcoming entrance hallway with a front-facing UPVC double-glazed door, coving to the ceiling, central heating radiator, storage space, laminated wood flooring, and a spindle staircase leading to the first-floor landing.

## KITCHEN DINER

An open-plan kitchen diner featuring a range of wall and base units with complementary work surfaces. It includes a stainless steel sink with a mixer tap, an electric oven, a gas hob with an electric extractor fan above, and integrated appliances such as a fridge freezer and dishwasher. The kitchen has a front-facing UPVC double-glazed window, coving, downlighting to the ceiling, and laminate-effect flooring that continues into the dining area. The dining area accommodates a table for four, with a vertical modern central heating radiator and double doors opening into an extended entertainment room.

## ENTERTAINMENT ROOM

This versatile room includes side-facing UPVC double-glazed bi-fold doors leading to the rear garden, rear-facing UPVC double-glazed French doors, side-facing UPVC double-glazed windows, additional side windows, downlighting to the ceiling, a feature wall, laminated wood flooring, and a vertical modern central heating radiator.

## LIVING ROOM

An attractive living room with rear-facing UPVC double-glazed French doors opening into the garden and a rear-facing UPVC double-glazed window. The room features coving to the ceiling, downlighting, a central heating radiator, laminate wood flooring, and a media wall with an electric log-burning effect fire.

## UTILITY ROOM

Offering space for a washing machine and tumble dryer, with a central heating radiator and a door leading into the annex.

## FIRST FLOOR LANDING

The landing features a central heating radiator, a storage cupboard housing the wall-mounted combination boiler, downlighting to the ceiling, and an access hatch to the loft. Doors lead to four bedrooms and the family bathroom.

## MASTER BEDROOM

A well-appointed master bedroom with a front-facing UPVC double-glazed window, coving to the ceiling, central heating radiator, downlighting, fitted wardrobes, and a door leading to the en-suite shower room.

## EN-SUITE SHOWER ROOM

Comprising a three-piece suite in white, including a walk-in shower with an electric shower, a vanity hand wash basin, and a low flush WC. The room is fully tiled with tiled flooring, a chrome towel radiator, downlighting to the ceiling, and a front-facing obscure UPVC double-glazed window.

## BEDROOM TWO

A second double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, downlighting to the ceiling, and laminated wood flooring.

## BEDROOM THREE

A third bedroom featuring a rear-facing UPVC double-glazed window, central heating radiator, and laminated wood flooring.

## BEDROOM FOUR

A well-sized fourth bedroom with a front-facing UPVC

double-glazed window, central heating radiator, downlighting to the ceiling, and laminated wood flooring.

#### **FAMILY BATHROOM**

A three-piece suite in white, consisting of a panelled bath with a shower mixer tap and mains-powered waterfall shower, a vanity hand wash basin, and a low flush WC. Partly tiled walls, tile-effect laminate click flooring, a chrome towel radiator, downlighting to the ceiling, and a rear-facing UPVC double-glazed window complete the room.

#### **ANNEX**

The annex is accessed through the utility room, with a door leading to the shower room.

#### **SHOWER ROOM (Annex)**

A modern three-piece suite in white, comprising a corner shower unit with a mains-powered waterfall shower, a pedestal hand wash basin, and a low flush WC. The room is fully tiled with tiled flooring, downlighting to the ceiling, an electric extractor fan, a chrome towel radiator, and a door leading into the open-plan kitchen, living, and bedroom area.

#### **OPEN PLAN LIVING/LIVING/BEDROOM (Annex)**

A spacious open-plan area with a kitchen fitted with a range of wall units and complementary work surfaces, incorporating a stainless steel sink with a mixer tap, an electric oven, ceramic hob, and extractor fan. Integrated appliances include a fridge freezer and plumbing for a washing machine. The area features a side-facing UPVC double-glazed window, central heating radiator, downlighting to the ceiling, laminated wood flooring, and a door leading to an inner hallway. The living/bedroom area includes side-facing UPVC double-glazed French doors opening to the garden, a side-facing UPVC double-glazed window, central heating radiator, and downlighting.

#### **INNER HALL (Annex)**

Laminated wood flooring, rear facing UPVC double glazed entrance door leading to the rear garden, door giving access to the double bedroom.

#### **BEDROOM (Annex)**

Featuring a side-facing UPVC double-glazed window, central heating radiator, downlighting to the ceiling, and laminated wood flooring.

#### **OUTSIDE**

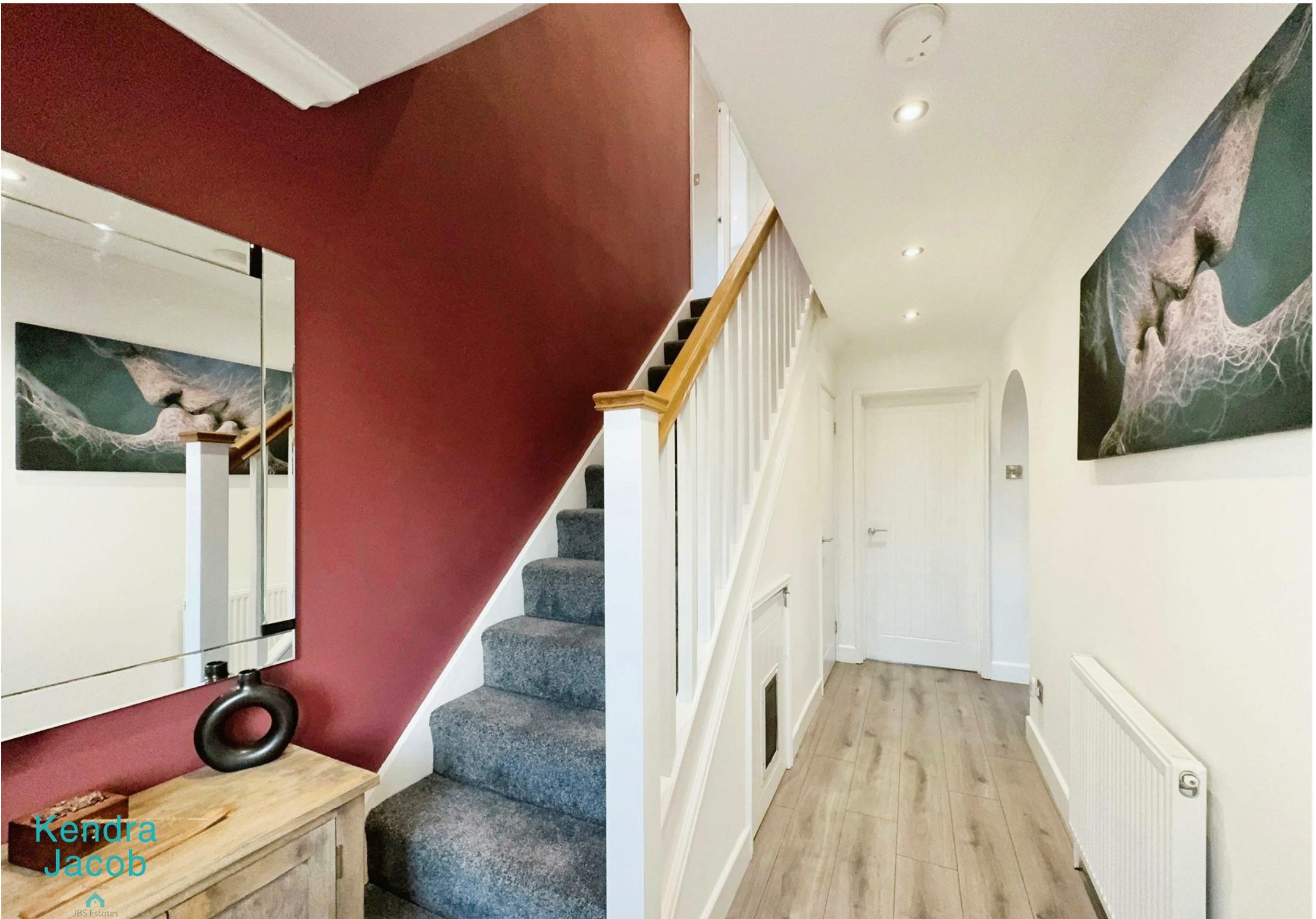
The property is situated on a large corner plot with an extensive block-paved driveway, open-plan lawn, and an oversized detached garage with stairs leading to an office. Gated access leads to the side and rear gardens. The rear garden is enclosed, with a paved patio seating area, raised flowerbeds, a lawn, and decorative rockery features.

#### **GARAGE**

An oversized garage with an electric remote control roller door, power and light and steps leading to an office space with kitchenette

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## ADDITIONAL INFORMATION

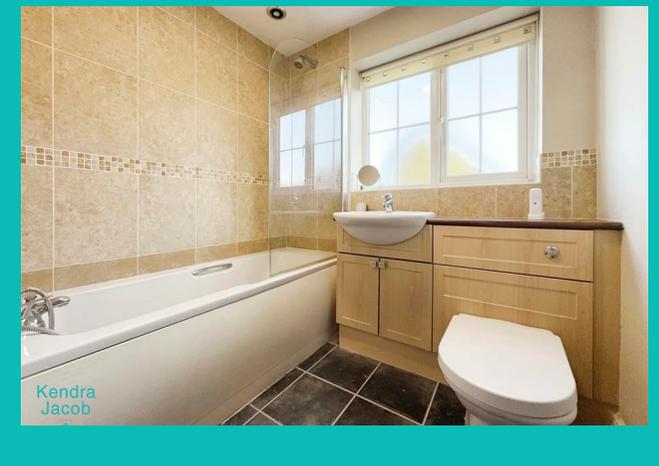
**Local Authority –**

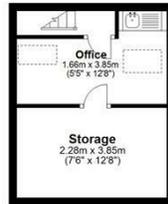
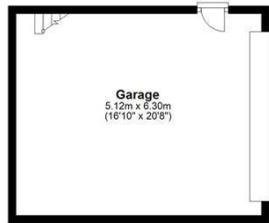
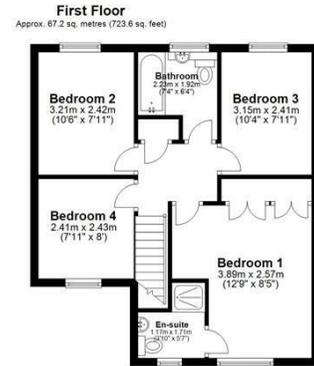
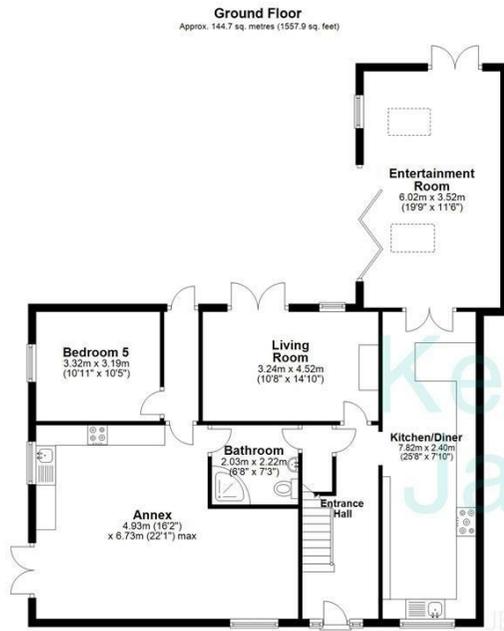
**Council Tax – Band D**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**





Total area: approx. 212.0 sq. metres (2281.5 sq. feet)  
Illustration for identification purposes only, measurements are approximate, not to scale. \_  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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