



63 WOODLAND DRIVE WORKSOP, S81 7JU

£260,000
FREEHOLD

Tucked away in a quiet cul-de-sac with no onward chain, this well-presented home offers both convenience and comfort, making it ideal for families and first-time buyers alike. Situated close to local amenities, excellent schools, and with easy access to the train station and motorway network, the location is highly desirable. The property benefits from a driveway and garage, along with a welcoming entrance featuring a downstairs cloakroom. To the rear, the home has been thoughtfully extended, opening out to a charming cottage-style garden—perfect for relaxing or entertaining. Inside, the accommodation includes a spacious lounge and a separate dining room, providing flexible living space. The kitchen is well-equipped with a comprehensive range of wall and base units, offering ample storage and functionality. Upstairs, there are three generously sized bedrooms and a family bathroom, completing this attractive and practical home. **BOOK A VIEWING NOW - DO NOT MISS OUT**

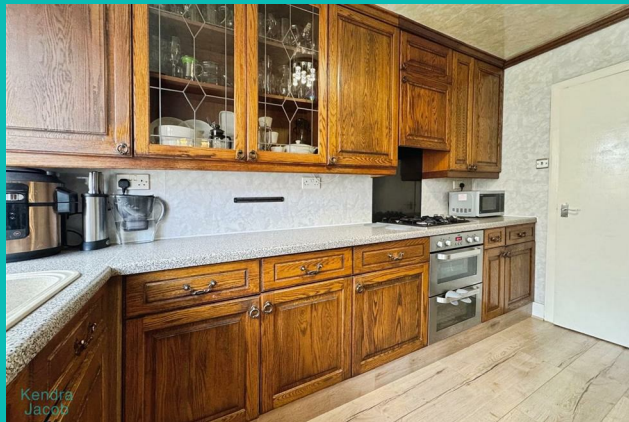
**Kendra
Jacob**

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63 WOODLAND DRIVE

• No Chain • Perfect Family Home • Cottage
Style Garden • Downstairs Cloakroom • Extended
To The Rear • Garage And Driveway • Three
Good Sized Bedrooms • Family
Bathroom • Convenient For Public Transport • Cul
De Sac Location



Entrance Hall

With front door leading into the spacious entrance hall.
Having stairs rising to the first floor landing. There are two
central heating radiators (one with mirror), tiled flooring
and useful storage cupboard.

Downstairs Cloakroom

Briefly comprising of low flush WC, wash hand basin, tiled
walls and tiled flooring.

Lounge

With bay window overlooking the front garden, feature
fireplace housing the gas fire, coving to the ceiling,
laminare flooring and central heating radiator.

Dining Room

With feature fireplace housing the gas fire, laminate
flooring, two central heating radiators, coving to the ceiling
and french doors opening onto the rear garden.

Kitchen

With a comprehensive range of wall and base units with
complimentary work surfaces over. There is an electric
oven, gas hob and extractor above. Laminate flooring and
central heating radiator. There is a window overlooking the
rear garden and sink with mixer tap.

First Floor Landing

Stairs rise to the first floor landing. Window to the side and
central heating radiator. Access to the loft space and
coving to the ceiling.

Bedroom One

With bay window overlooking the front, sliding door
wardrobes, central heating radiator and laminate flooring.

Bedroom Two

With storage cupboards, laminate flooring, central heating
radiator, coving to the ceiling and window to the side.

Bedroom Three

With storage cupboards, central heating radiator, window
overlooking the front and laminate flooring.

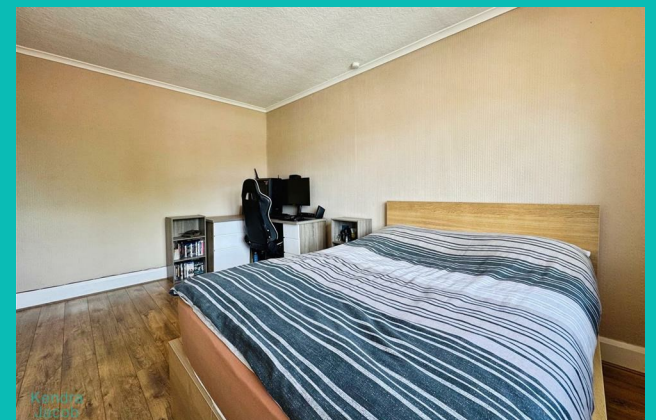
Family Bathroom

Briefly comprising of panelled bath with shower over, fully
tiled walls, vanity wash hand basin with storage cupboard
and drawers, separate shower cubicle, low flush WC,
useful storage cupboard, window overlooking the rear and
heated towel rail.

Outside

To the front of the property is a driveway providing ample
off road parking. The driveway leads to the garage which
has up and over door and has power and light connected.
There is hedging to the front making the property more
private and lawned area of garden. There is a garden to
the rear which is mainly laid to lawn with patio area, fully
enclosed with plants and shrubs and perfect for
entertaining.

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ADDITIONAL INFORMATION

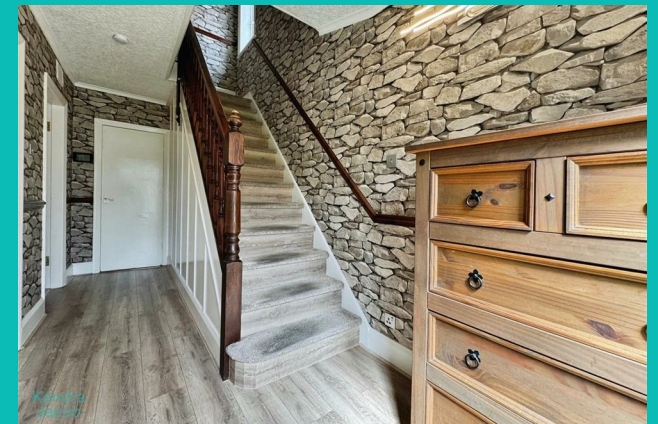
Local Authority – Bassetlaw District Council

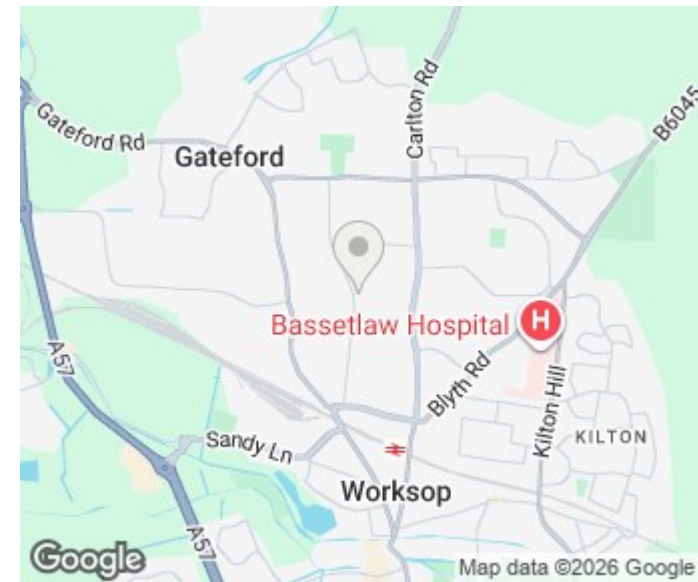
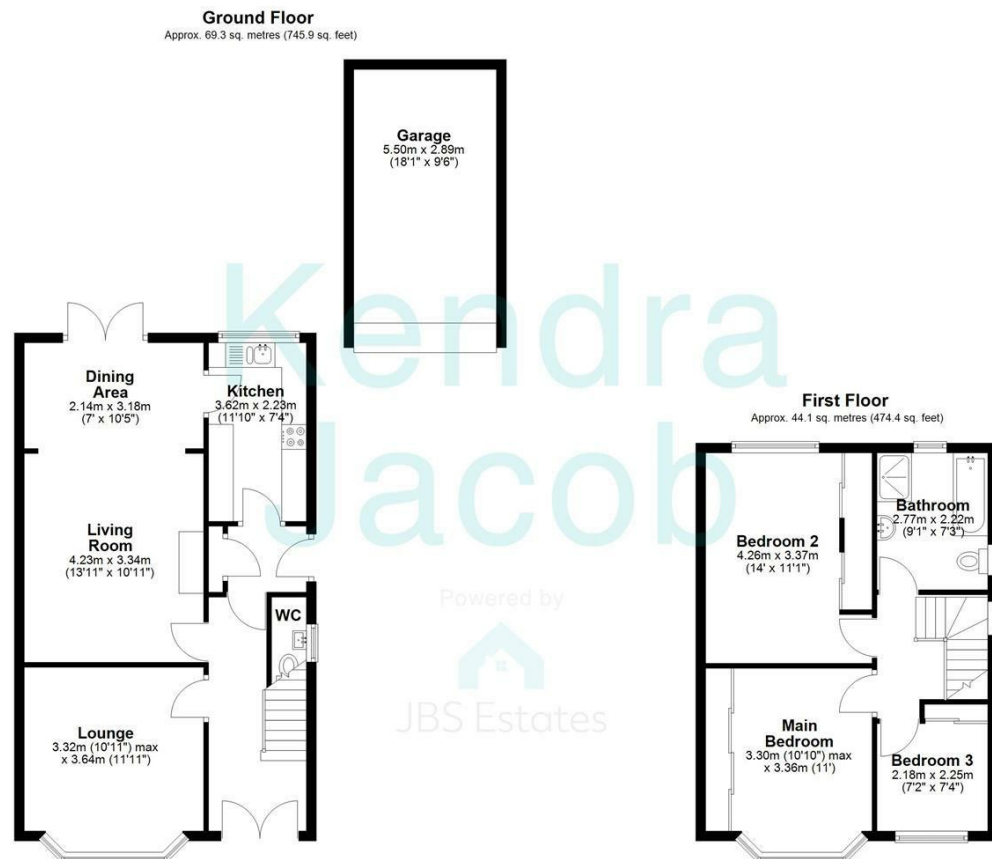
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1220.20 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(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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