



3 WESTFIELD DRIVE WORKSOP, S81 0JS

£420,000
FREEHOLD

A beautifully redesigned and extensively upgraded three-bedroom detached family home, presented to an exceptional contemporary standard throughout. The property benefits from a new stylish kitchen, new bathrooms, new windows, upgraded heating system and quality new floor coverings.

The spacious accommodation includes an impressive open-plan kitchen and breakfast room flowing into the lounge diner, complete with a stunning media wall and electric fire. To the first floor are three generous double bedrooms, luxury fitted wardrobes and a beautifully appointed family bathroom.

Externally, the property enjoys a landscaped rear garden with mature borders, paved seating areas and a charming pagoda, together with ample driveway parking and a detached garage with an extended area ideal as a home office, gym or playroom.

An impressive, turnkey family home combining contemporary style, generous living space and extensive improvements throughout.

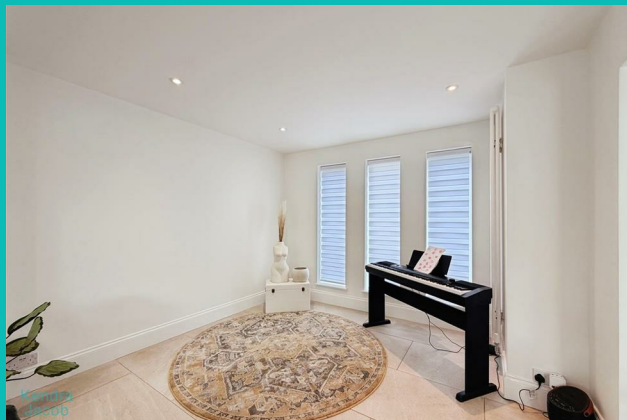
**Kendra
Jacob**

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3 WESTFIELD DRIVE

- * Beautifully redesigned and extensively upgraded throughout
- * Stylish three-bedroom detached family home
- * New contemporary kitchen with quartz work surfaces
- * New bathrooms finished to a high standard
- * New windows and upgraded heating system
- * Spacious open-plan kitchen, breakfast room and lounge diner
- * Stunning media wall with modern electric fire
- * Three generous double bedrooms with luxury fitted wardrobes
- * Beautifully landscaped rear garden with pagoda and seating areas
- * Detached garage with versatile office, gym or playroom potential



LOCATION

Westfield Drive is situated in a popular and established residential area of Worksop, ideally positioned for convenient access to a wide range of local amenities and everyday facilities. The property is within easy reach of local shops, supermarkets, schools and leisure facilities, with Prospect Hill Infant and Junior Schools and Sir Edmund Hillary Academy all located nearby. Worksop town centre is easily accessible, offering an excellent selection of shops, cafés, restaurants and amenities, together with the town's railway station providing convenient rail connections. Worksop station is approximately half a mile from the property.

The area also provides excellent access to Bassetlaw Hospital and the wider road network, making Westfield Drive an appealing location for families and commuters alike. With a choice of schools, shopping facilities, transport links and amenities close at hand, the property is ideally placed for modern day living while remaining within easy reach of the surrounding Nottinghamshire and South Yorkshire countryside.

ENTRANCE HALLWAY

A welcoming entrance hallway featuring a front-facing entrance door with glazed side panel, contemporary central heating radiator, stylish tiled flooring and recessed downlighting. A quality door leads through to the impressive open-plan kitchen and breakfast room.

OPEN PLAN BREAKFAST KITCHEN

A superb contemporary kitchen and breakfast room, designed to provide an exceptional space for both everyday living and entertaining. The kitchen is fitted with an extensive range of stylish wall and base units, complemented by luxurious quartz work surfaces and matching quartz splashbacks. The work surfaces incorporate a quality sink unit with mixer tap, while a breakfast bar provides the perfect informal dining area. Integrated appliances include a fan-assisted electric oven, combination microwave oven, five-ring gas hob with

contemporary extractor above, fridge freezer and dishwasher. The room is further enhanced by recessed ceiling lighting, a rear-facing UPVC double-glazed window, quality ceramic tiled flooring and a door providing access to the utility room. The tiled flooring continues seamlessly through to the breakfast area.

The breakfast area enjoys an abundance of natural light, with rear-facing double-glazed patio doors opening directly onto the beautifully landscaped rear garden. There are two contemporary central heating radiators, recessed downlighting and an impressive open-plan spindle staircase rising to the first-floor landing.

Open access leads naturally into the adjoining lounge diner, creating an impressive flow between the principal living and entertaining spaces.

LOUNGE DINER

A stunning and generously proportioned open-plan lounge diner, perfectly suited to modern family living and entertaining. The lounge area features rear-facing double-glazed patio doors providing direct access onto the garden seating area, a contemporary central heating radiator, recessed ceiling lighting and an impressive modern media wall incorporating a stylish electric fire.

The quality ceramic tiled flooring continues seamlessly into the dining area, which benefits from three front-facing UPVC double-glazed windows providing excellent natural light, together with a contemporary vertical central heating radiator.

UTILITY ROOM

Continuing from the kitchen, the utility room is fitted with an extensive range of wall and base units, complemented by a ceramic sink unit with mixer tap.

There is space and plumbing for a freestanding washing machine and tumble dryer, together with a wall-mounted combination central heating boiler discreetly concealed behind matching cupboard fronts. Additional features include a side-facing UPVC double-glazed window, recessed ceiling lighting, central heating

radiator and quality ceramic tiled flooring.

A quality door provides access to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM

A beautifully appointed three-piece shower room comprising a contemporary walk-in shower with manual shower fitting, wall-mounted vanity wash hand basin and low-flush WC.

The room is finished with stylish tiling to the walls and floor, contemporary central heating and heated towel radiators, recessed ceiling lighting and an electric extractor fan.

FIRST FLOOR LANDING

A spacious and well-appointed first-floor landing featuring a quality spindle staircase and balustrade, Velux UPVC double-glazed window allowing an abundance of natural light, recessed ceiling lighting and doors leading to three generous double bedrooms and the family bathroom.

PRINCIPLE BEDROOM

An impressive and generously proportioned principal bedroom enjoying two rear-facing UPVC double-glazed windows, two central heating radiators and recessed ceiling lighting.

The room is further enhanced by an extensive range of luxury fitted wardrobes positioned along one wall, providing excellent storage.

BEDROOM TWO

A stylish second double bedroom featuring a rear-facing UPVC double-glazed window, central heating radiator, recessed ceiling lighting and a loft access hatch.

A comprehensive range of luxury fitted wardrobes provides excellent storage and complements the contemporary presentation of the room.

BEDROOM THREE

A generous third double bedroom featuring a rear-facing UPVC double-glazed window together with a side-facing Velux window, allowing plenty of natural light.

Further features include a central heating radiator and a luxury range of fitted wardrobes.

FAMILY BATHROOM

A stunning contemporary family bathroom comprising a panelled bath with overhead mains-fed waterfall shower and separate shower attachment, wall-hung vanity wash hand basin and low-flush WC.

The bathroom is finished to a high standard with luxury tiling to the walls and floor, a contemporary vertical central heating radiator, recessed ceiling lighting and electric extractor fan.

A front-facing obscure UPVC double-glazed window provides natural light while maintaining privacy.

EXTERIOR

The property occupies an attractive position with beautifully maintained gardens and excellent off-road parking.

To the front is a landscaped garden featuring a lawn, well-stocked shrub borders and a long driveway providing parking for several vehicles. The driveway leads to the detached garage, while gated side access provides entry to the rear garden.

The rear garden is a particular feature of the property, having been beautifully landscaped and thoughtfully designed for both relaxation and entertaining. Mature, well-stocked shrub and tree borders create an attractive and established setting, complemented by a charming pagoda and paved patio seating areas.

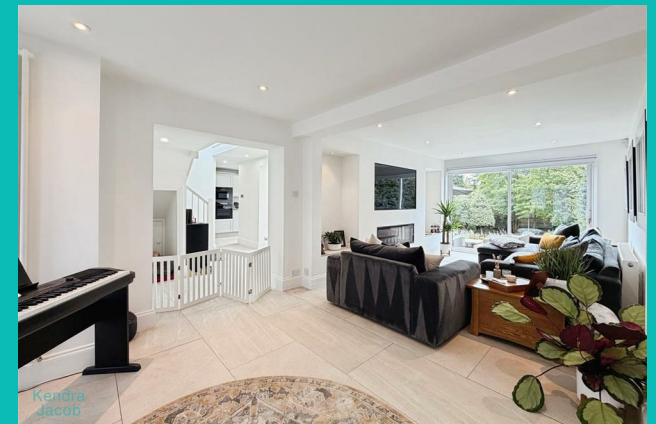
The garden also benefits from external lighting, an outside water tap and external power supply.

DETACHED GARAGE AND ADDITIONAL SPACE

A detached garage is approached via an up-and-over door and benefits from a separate side entrance door.

The garage has also been extended to provide additional versatile accommodation, with French doors opening to the exterior. This valuable space could be utilised in a variety of ways, including as a home office, playroom, gym or hobby room, subject to the purchaser's requirements.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

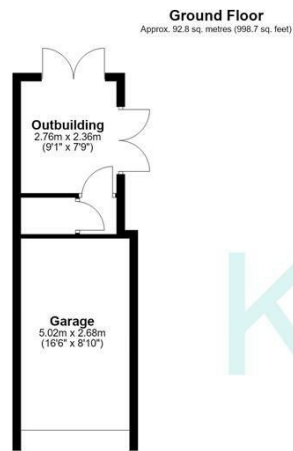
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1657.00 sq ft

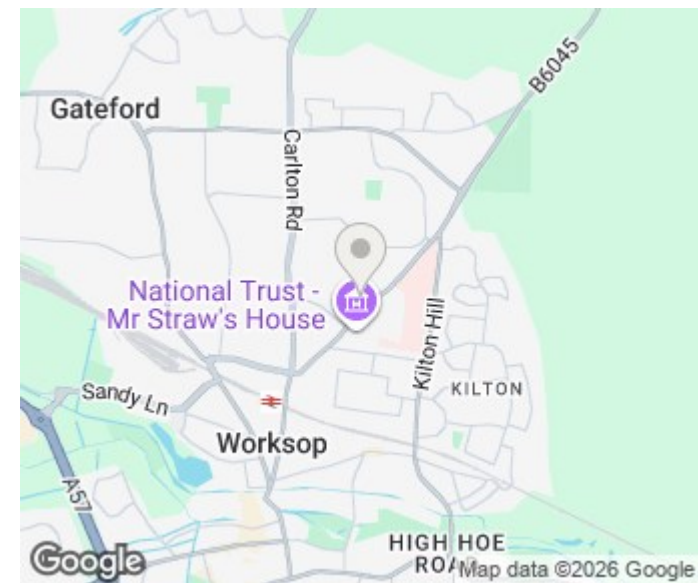
Tenure – Freehold





Total area: approx. 153.9 sq. metres (1657.0 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		
(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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