



9 SOUTHERN WOOD WORKSOP, S80 3DA

**£340,000
FREEHOLD**

Nestled away at the head of a quiet cul-de-sac within a highly desirable area of Worksop, this beautifully presented two bedroom detached bungalow offers spacious and well-appointed accommodation throughout. Only by viewing can the true size and quality of this wonderful home be fully appreciated.

The property welcomes you via an inviting entrance hall featuring solid oak flooring and internal access to the garage, along with a convenient WC. The generous living room/diner provides a bright and versatile space, perfect for both relaxing and entertaining. Contemporary fitted kitchen complete with quartz worktops and a range of integrated appliances, offering both style and practicality. There are two well-proportioned bedrooms and a modern walk-in shower suite finished to a high standard. Externally, the property continues to impress with a block-paved driveway providing ample off-road parking, well-maintained front and rear lawned gardens, and a patio area ideal for outdoor dining and entertaining.

This is a fantastic opportunity to acquire a move-in ready bungalow in a prime residential location.

**Kendra
Jacob**

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9 SOUTHERN WOOD

- DETACHED BUNGALOW • TWO DOUBLE BEDROOMS • BEAUTIFULLY FITTED KITCHEN WITH QUARTZ WORKTOPS • INTEGRAL GARAGE • BLOCK PAVED DRIVEWAY PROVIDING PARKING FOR 2 CARS • IMMACULATEY PRESENTED THROUGHOUT • LOCATED IN A SOUGHT AFTER AREA • SEPERATE WC



ENTRANCE HALL

Entered via a front-facing composite door, the welcoming entrance hall features stylish wall panelling and solid oak flooring. There is a central heating radiator, power points, built-in storage cupboards, and internal access to the garage.

WC

Comprising a low-flush WC and wash hand vanity unit with splashback tiling. Decorative wall panelling adds character, and there is a central heating radiator.

LIVING ROOM

A generous and beautifully presented reception room with front-facing double-glazed windows. The focal point of the room is a modern marble hearth with surround. There are central heating radiators, TV point, and multiple power points.

KITCHEN/DINER

A stunning shaker-style kitchen fitted with a range of high and low-level units complemented by quartz worktops. Integrated appliances include a dishwasher, fridge freezer, induction hob, and grill. A breakfast bar provides a seating area, perfect for casual dining. Additional features include tiled flooring, a central heating radiator, a rear-facing window, and a side-facing Upvc door providing access to the garden.

INNER HALLWAY

With built-in storage cupboards, continued wall panelling, a central heating radiator, and loft access.

BEDROOM ONE

A well-proportioned double bedroom featuring fitted wardrobes with mirrored sliding doors. Patio doors open out to the garden, allowing for plenty of natural light. Central heating radiator and power points.

BEDROOM TWO

A further spacious bedroom with patio doors opening onto the garden, central heating radiator, and power points.

SHOWER ROOM

Modern and fully tiled, comprising a walk-in shower, vanity unit with wash hand basin, and low-flush WC. Finished with laminate flooring, wall-mounted mirror, heated towel radiator, and a side-facing double-glazed window.

EXTERNAL

To the front of the property is a block-paved double driveway providing ample off-road parking, lawned garden, and access to the garage. Secure gated access leading down the side of the property, providing additional storage space, an outside tap, and a side access door into the garage.

To the rear of the property is a fully enclosed garden featuring paved patio areas ideal for outdoor seating and entertaining. The remainder is mainly laid to lawn, with fenced boundaries and mature trees providing privacy and a pleasant outlook.

GARAGE

With an up-and-over door, power points, side-facing

double-glazed windows, and a side-facing uPVC door. There is also a utility area with plumbing for a washing machine, work surfaces, and additional storage.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

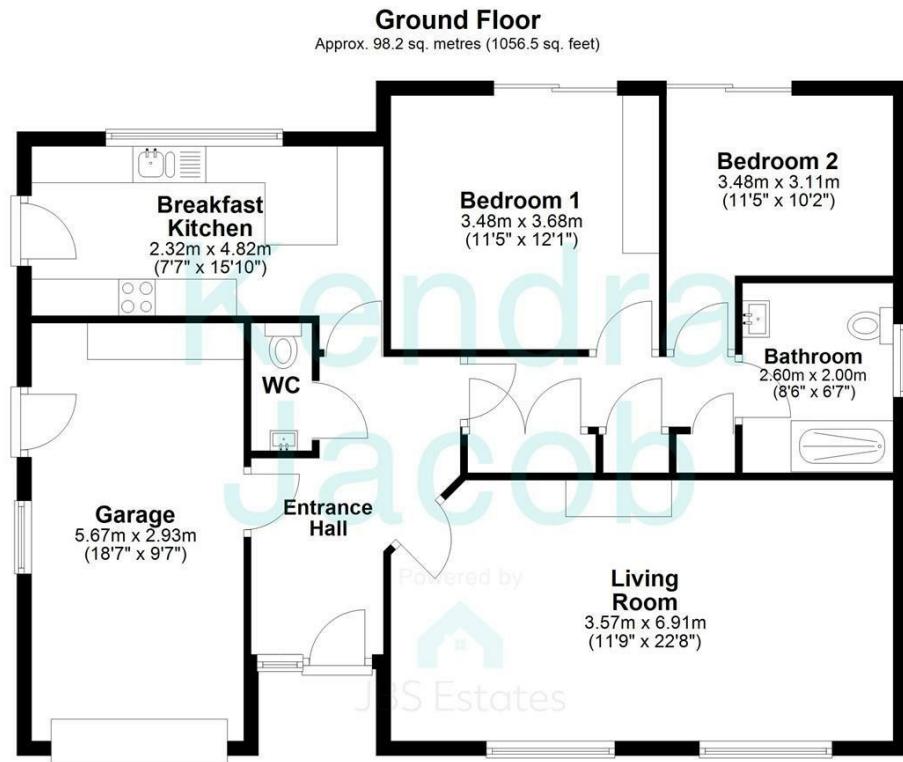
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1056.50 sq ft

Tenure – Freehold





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		85
(81-91) B		
(69-80) C		
(55-68) D		65
(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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