



## 2 SAVANNA WAY WORKSOP, S81 0FH

**£225,000**  
**FREEHOLD**

\*\*\*GUIDE PRICE £225,000 - £235,000\*\*\*

This beautifully presented modern three-bedroom semi-detached family home is situated on a small, sought-after new development just off Thievesdale Lane. Stylishly designed throughout, the property offers spacious and contemporary living accommodation, including a bright and inviting living room, a sleek kitchen diner with French doors opening onto the rear garden, a convenient downstairs WC, three well-proportioned bedrooms, an en-suite to the master, and a modern family bathroom.

Externally, the home benefits from a low-maintenance front garden, a driveway leading to a detached garage, and a generously sized enclosed rear garden ideal for relaxing or entertaining.

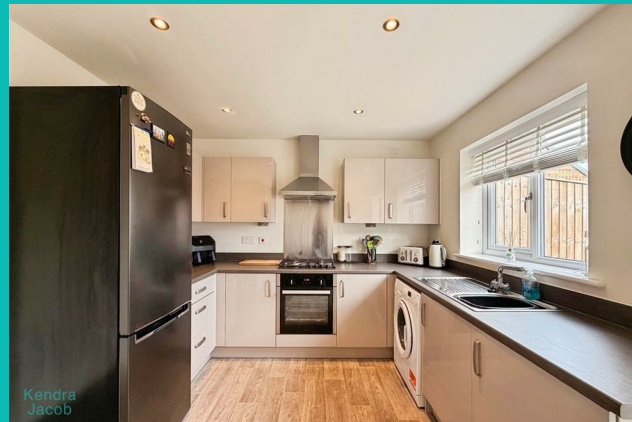
Ideally located, the property is within easy reach of local shops, reputable schools and everyday amenities, as well as excellent transport links via the A1 and M1 motorway networks. It is also perfectly positioned for leisure, with Kilton Golf Course and beautiful countryside walks close by, making it an ideal home for families and professionals alike.

**Kendra  
Jacob**

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## 2 SAVANNA WAY

- **\*\*\*GUIDE PRICE £225,000 - £235,000\*\*\***
- Modern three-bedroom semi-detached family home
- Located on a small, sought-after new development off Thievesdale Lane
- Stylish and well-presented throughout
- Spacious living room and contemporary kitchen diner with French doors
- Downstairs WC, en-suite to master, and modern family bathroom
- Three well-proportioned bedrooms
- Enclosed rear garden ideal for relaxing or entertaining
- Driveway leading to a detached garage
- Close to local shops, schools, A1 & M1 links, Kilton Golf Course, and countryside walks



### ENTRANCE HALLWAY

A welcoming entrance hallway accessed via a contemporary front-facing composite door. Features include a central heating radiator and internal doors leading to the downstairs WC and the living room.

### DOWNSTAIRS WC

Stylishly presented in a crisp white suite, comprising a low-flush WC and a sleek corner pedestal wash basin with tiled splashback. Additional features include a central heating radiator, tile-effect vinyl flooring, and a front-facing obscure uPVC double-glazed window.

### LIVING ROOM

A spacious and beautifully presented living area, enhanced by a large front-facing uPVC double-glazed window and a side-facing obscure window, allowing for plenty of natural light while maintaining privacy. The room also benefits from two central heating radiators and a contemporary open-plan spindle staircase rising to the first floor. A door leads through to the kitchen diner.

### KITCHEN DINER

A stunning, modern kitchen fitted with a high-quality range of sleek high-gloss wall and base units, complemented by stylish work surfaces. Integrated appliances include a stainless steel sink with mixer tap, a fan-assisted electric oven, a gas hob with extractor hood above, and space for a freestanding fridge freezer and washing machine. The space is finished with contemporary downlighting and durable laminate-effect vinyl flooring, which flows seamlessly into the dining area.

The dining area is perfect for entertaining, featuring uPVC double-glazed French doors opening onto the rear garden, a central heating radiator, and a generously sized understairs storage cupboard.

### FIRST FLOOR LANDING

A bright landing area with a side-facing uPVC double-glazed window. Includes a useful storage cupboard housing the wall-mounted combination boiler, loft access, and doors leading to three bedrooms and the family bathroom.

### MASTER BEDROOM

A spacious and elegantly presented principal bedroom, featuring a front-facing uPVC double-glazed window, central heating radiator, and direct access to the en-suite shower room.

### EN-SUITE SHOWER ROOM

A luxurious and contemporary suite comprising a walk-in corner shower with electric overhead shower, a modern wall-mounted wash basin, and a low-flush WC. Finished with partial wall tiling, vinyl flooring, a central heating radiator, extractor fan, and a front-facing obscure uPVC double-glazed window.

### BEDROOM TWO

A generously sized double bedroom with a rear-facing uPVC double-glazed window and central heating radiator.

### BEDROOM THREE

A well-proportioned third bedroom, ideal as a nursery, guest room or home office, featuring a rear-facing uPVC double-glazed window and central heating radiator.

## FAMILY BATHROOM

A stylish and well-appointed bathroom suite in white, comprising a panelled bath with shower mixer tap, a contemporary wall-mounted wash basin, and a low-flush WC. Additional features include partial wall tiling, tile-effect vinyl flooring, a chrome heated towel rail, and an extractor fan.

## EXTERIOR

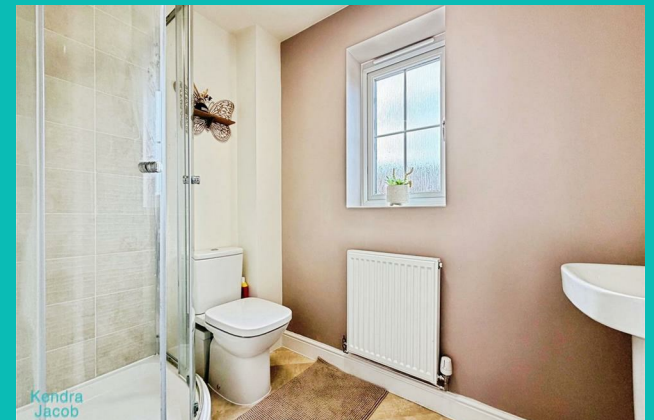
To the front, the property boasts a low-maintenance open-plan garden and a long driveway providing ample off-road parking, leading to a detached single garage, with gated access to the rear.

The rear garden is generously sized and fully enclosed, featuring a paved seating area ideal for outdoor dining, alongside a neatly maintained lawn.

## DETACHED GARAGE

A detached single garage with an up-and-over door, complete with power and lighting.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 986.30 sq ft

**Tenure** – Freehold



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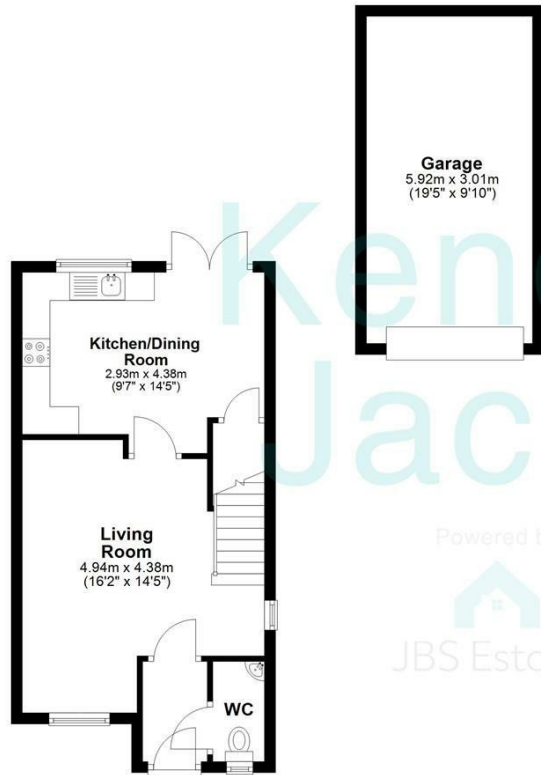


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**Ground Floor**  
Approx. 54.7 sq. metres (588.8 sq. feet)



**First Floor**  
Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 91.6 sq. metres (986.3 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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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