





44 NORFOLK STREET

WORKSOP, S80 1LF

£115,000

FREEHOLD

*****GUIDE PRICE £115,000-£120,000*****

Selling with NO CHAIN is this spacious and characterful two-bedroom plus loft conversation which is currently being used as a third bedroom, this terraced home offers versatile accommodation arranged over three floors, combining traditional features with practical modern living. This unique property boasts a welcoming living room with feature fireplace, generous dining room, useful cellar, fitted kitchen with separate utility room, and three well-proportioned double bedrooms, including a loft conversion with exposed solid oak beams.

Externally, the property benefits from a private rear garden with paved patio and gravelled seating area, a detached garage, secure gated access, and permit parking. Ideally positioned within walking distance of the town centre, local pubs, cinema, doctors, and a range of everyday amenities, this distinctive home offers spacious accommodation, character, and convenience in an excellent location.

Kendra Jacob
Powered by
JBS Estates

44 NORFOLK STREET

• GUIDE PRICE £115,000- £120,000 • TWO BEDROOMS PLUS LOFT CONVERSION CURRENTLY USED AS A THIRD BEDROOM • LARGER THAN AVERAGE TERRACED PROPERTY • CELLAR TO THE GROUND FLOOR • TWO RECEPTION ROOMS • DETACHED GARAGE • WALKING DISTANCE TO THE TOWN CENTRE • LOW MAINTANCE GARDEN • SPACIOUS PROPERTY WITH CHARACTER • SELLING WITH NO CHAIN





LIVING ROOM

Featuring a front-facing double glazed bow window and a front-facing uPVC entrance door. The room benefits from a central heating radiator, built-in storage cupboard, gas fire with a brick hearth and solid oak beam over, TV point, and power points. An opening leads through to the dining room.

DINING ROOM

A spacious dining room with a characterful cast iron fireplace, central heating radiator, and power points. Access is provided to the cellar, with a staircase leading to the first-floor accommodation.

CELLAR

Useful cellar providing power and lighting, ideal for storage or workshop space.

KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated features include a Lofra gas cooker with a stainless steel extractor hood above. The kitchen also benefits from laminate flooring, a central heating radiator, power points, and a side-facing double glazed window.

UTILITY ROOM

A practical utility space with fitted work surfaces, built-in storage cupboard, plumbing for a washing machine, power points, and laminate flooring. Rear-facing obscure double glazed window and rear uPVC door providing access to the garden.

FIRST FLOOR-LANDING

With a central heating radiator, useful storage area, and staircase rising to the second-floor loft conversion.

BEDROOM ONE

A generous double bedroom with a front-facing double glazed window, fitted wardrobes with sliding doors, dado rail, central heating radiator, and power points.

BEDROOM TWO

Further landing providing access to bedroom two and a useful built-in storage. A well-proportioned bedroom with rear and side-facing double glazed windows, built-in storage space housing the central heating system. Additional features including a central heating radiator, dado rail, and power points.

BATHROOM

Comprising a panelled bath with electric shower over, wash hand basin set within a vanity unit, low flush WC, chrome heated towel radiator, rear-facing double glazed obscure window, and vinyl flooring.

SECOND FLOOR

CONVERTED LOFT

Currently being used as a spacious double third bedroom featuring solid oak beams, roof windows, built-in storage, central heating radiator, and power points.

EXTERNAL

To the outside of the property is a paved patio with an outside tap, steps leading to a detached garage, a further gravelled seating area, and secure gated rear access.

DETACHED GARAGE

A single garage featuring twin garage doors, with power and lighting connected.

44 NORFOLK STREET








Kendra
Jacob







44 NORFOLK STREET

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

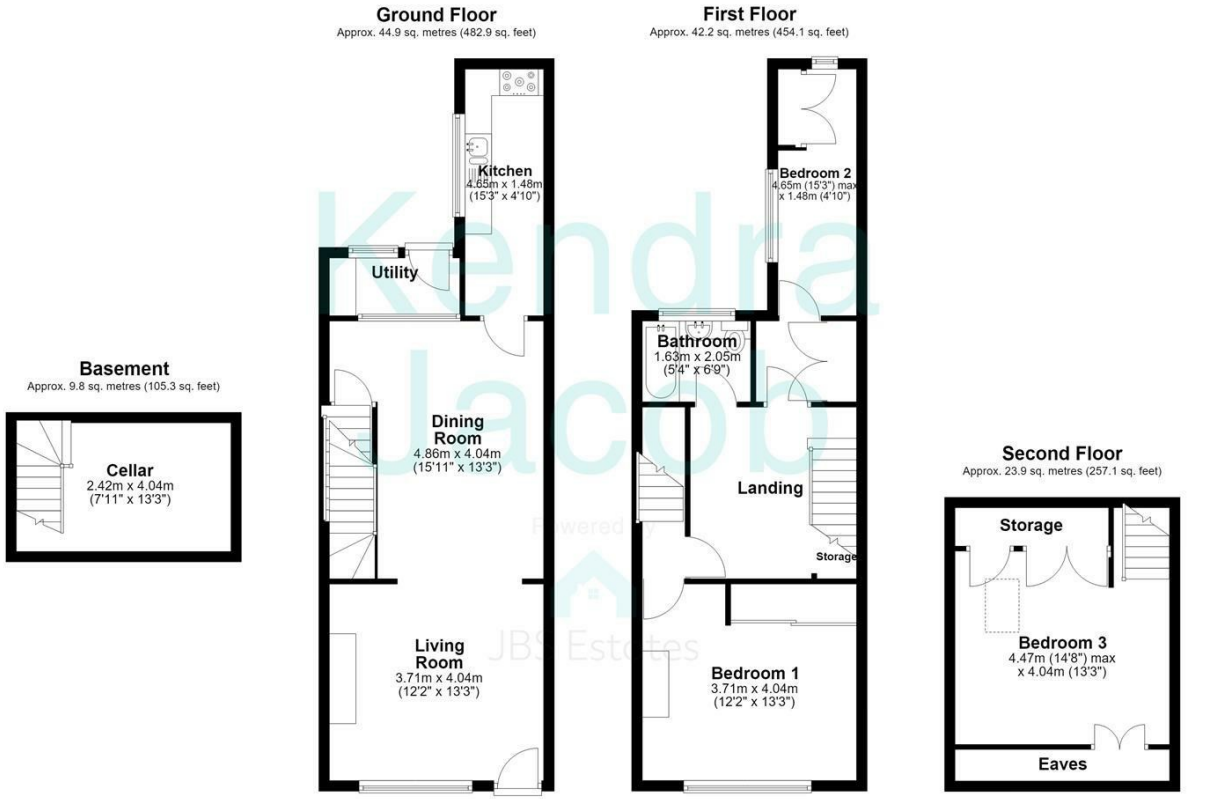
Viewings – By Appointment Only

Floor Area – 1299.30 sq ft

Tenure – Freehold

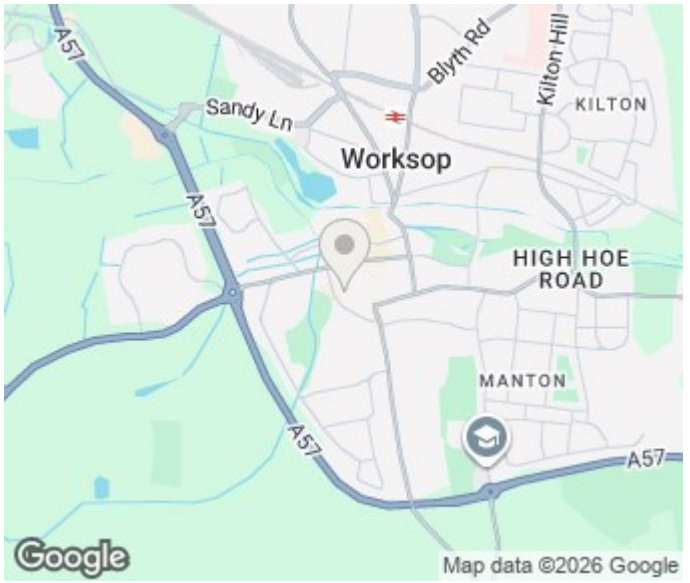


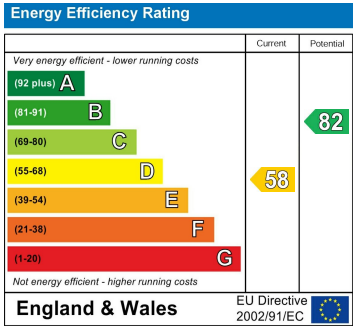




Total area: approx. 120.7 sq. metres (1299.3 sq. feet)

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.





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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra Jacob
Powered by
JBS Estates