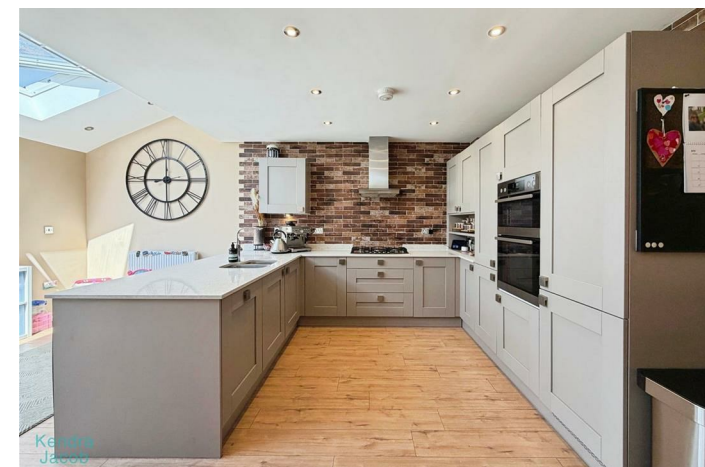




30 KIRKPATRICK DRIVE WORKSOP, S81 8TF

£355,000
FREEHOLD

A truly exceptional four-bedroom detached family residence, beautifully positioned on a private road within one of the area's most desirable developments. Immaculately presented throughout and finished to an outstanding standard, this impressive home effortlessly combines contemporary elegance with practical family living. From the moment you step inside, the quality of finish is immediately apparent. The welcoming entrance hall leads to a beautifully appointed living room featuring a bespoke media wall whilst the stunning open-plan kitchen and dining room forms the heart of the home. Thoughtfully designed with premium shaker-style cabinetry, luxurious quartz work surfaces and integrated appliances, this remarkable space is perfectly suited to both everyday family life and sophisticated entertaining, with French doors opening onto the beautifully landscaped west-facing garden. The first floor offers four generously proportioned bedrooms, including an impressive principal suite with a stylish en-suite shower room, alongside a beautifully appointed four-piece family bathroom designed to provide a luxurious experience.

Externally, the property continues to impress with an attractive lawned frontage, a driveway providing off-road parking for multiple vehicles, an integral garage, and a professionally landscaped, low-maintenance rear garden featuring porcelain paving, artificial lawn and thoughtfully designed seating areas creating an exceptional outdoor space for relaxing and entertaining.

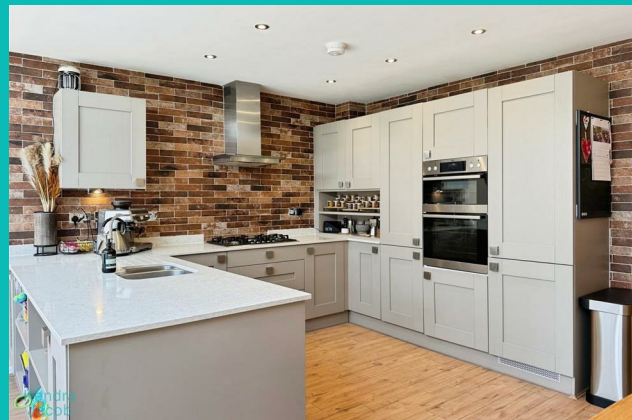
**Kendra
Jacob**

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30 KIRKPATRICK DRIVE

- NEW DEVELOPMENT • LUXURY DETACHED FAMILY HOME • POSITIONED DOWN A PRIVATE ROAD • CONTEMPORARY FITTED KITCHEN AND DINING ROOM • BESPOKE MEDIA WALL FITTED TO THE LOUNGE • BEAUTIFUL LANDSCAPED GARDEN WITH PORCELAIN PATIO • DOWNSTAIRS WC • FOUR GOOD SIZE BEDROOMS • MODERN BATHROOM SUITES



ENTRANCE HALL

An impressive entrance hall sets the tone for this beautifully presented home, accessed via a stylish composite entrance door. Finished with contemporary laminate flooring, the space offers a welcoming first impression, complete with a central heating radiator, power points, useful understairs storage, and a staircase rising to the first floor.

LIVING ROOM

A beautifully appointed reception room designed with both comfort and style in mind. The elegant front-facing bay window allows an abundance of natural light to fill the room, whilst the bespoke media wall with solid oak shelving creates a striking focal point. A contemporary electric fireplace adds warmth and ambience, perfectly complemented by tasteful décor, a central heating radiator, and ample power points, creating an inviting space to relax and entertain.

DOWNSTAIRS WC

Finished to a modern standard, the cloakroom comprises a low-flush WC, pedestal wash hand basin, vinyl flooring, central heating radiator, and a front-facing obscure double-glazed window.

KITCHEN/DINING ROOM

The heart of the home, this exceptional open-plan kitchen and dining space has been thoughtfully designed for modern family living and effortless entertaining. The beautifully crafted shaker-style kitchen is fitted with an extensive range of premium wall and base units,

complemented by luxurious quartz work surfaces and stylish slip brick tiled splashbacks. Integrated appliances include a five-ring gas hob with stainless steel extractor canopy, electric oven and grill, fridge, freezer, and dishwasher, all seamlessly incorporated to provide a sleek and contemporary finish. A cleverly designed utility cupboard offers shelving together with plumbing for a washing machine, maximising practicality without compromising on style. Flowing seamlessly into the dining area, there is ample space to accommodate a substantial family dining table. French doors, together with additional windows, bathe the room in natural light whilst providing an attractive outlook over the attractive landscaped garden. Complete with TV and power points, this versatile space is perfectly suited to everyday family life as well as sophisticated entertaining.

FIRST FLOOR-LANDING

A bright and spacious landing providing access to all four bedrooms, complete with loft access with fitted ladder and partly boarded. A useful airing cupboard, and a central heating radiator.

BEDROOM ONE

A principal bedroom enjoying dual-aspect front and rear double-glazed windows, allowing natural light to flood the room throughout the day. Wonderfully spacious and beautifully presented, the room benefits from central heating radiators, TV point, power points, and direct access to the contemporary en-suite shower room.

EN SUITE

A stylishly appointed en-suite featuring a generous shower enclosure, vanity wash hand basin, low-flush WC, chrome heated towel rail, vinyl flooring, and a front-facing obscure double-glazed window.

BEDROOM TWO

A beautifully presented double bedroom enhanced by elegant panelled feature walls, a rear-facing double-glazed window with fitted blinds, central heating radiator, and power points.

BEDROOM THREE

Another generously proportioned double bedroom featuring a front-facing double-glazed window with fitted blinds, central heating radiator, and ample power points

BEDROOM FOUR

Currently utilised as a stylish home office, this versatile room offers flexibility to suit a variety of lifestyles, whether as a fourth bedroom, nursery, dressing room or study. Finished with a front-facing double-glazed window, fitted blinds, central heating radiator, and power points.

FAMILY BATHROOM

Finished to an exceptional standard the luxurious four-piece family bathroom comprises a panelled bath with shower attachment, separate walk-in shower enclosure, contemporary vanity wash hand basin, and low-flush WC. Feature illuminated shelving creates an elegant focal point, complemented by partial tiling, a chrome heated towel rail, vinyl flooring, and a side-facing obscure double-glazed window.

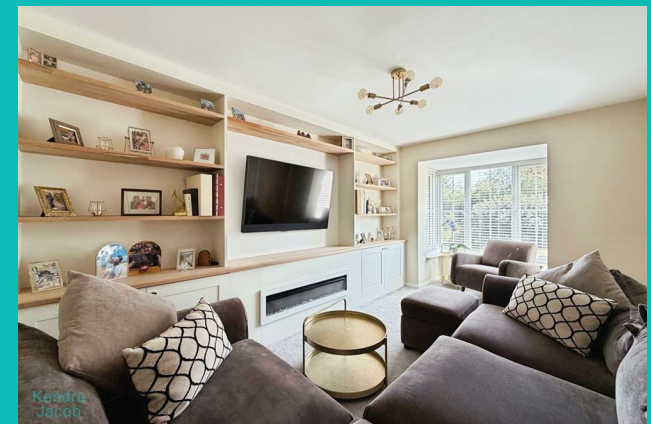
EXTERNAL

Enjoying an enviable position at the end of a private road, the property is approached via a driveway providing off-road parking for two to three vehicles and has a charging point installed for an electric car, together with access to the garage. A neatly maintained lawn enhances the attractive frontage, creating an impressive first impression. The rear of the property continues to impress with a beautifully landscaped, low-maintenance west-facing rear garden, thoughtfully designed to maximise outdoor living. A stunning porcelain patio provides the perfect setting for al fresco dining and summer entertaining, whilst the artificial lawn and attractive sleeper borders create a contemporary finish that can be enjoyed all year round. The garden is enclosed by quality fencing and benefits from an outside tap together with secure gated access leading to the garage, offering both practicality and peace of mind. Enjoying a desirable westerly aspect, this superb outdoor space captures the afternoon and evening sunshine, making it the perfect extension of the home.

GARAGE

A generous garage fitted with an up-and-over door, together with a rear composite door providing convenient access to the garden. The garage also benefits from power, lighting, and multiple power points, offering excellent versatility for secure parking, storage, or use as a workshop.

30 KIRKPATRICK DRIVE





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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band D

Viewings – By Appointment Only

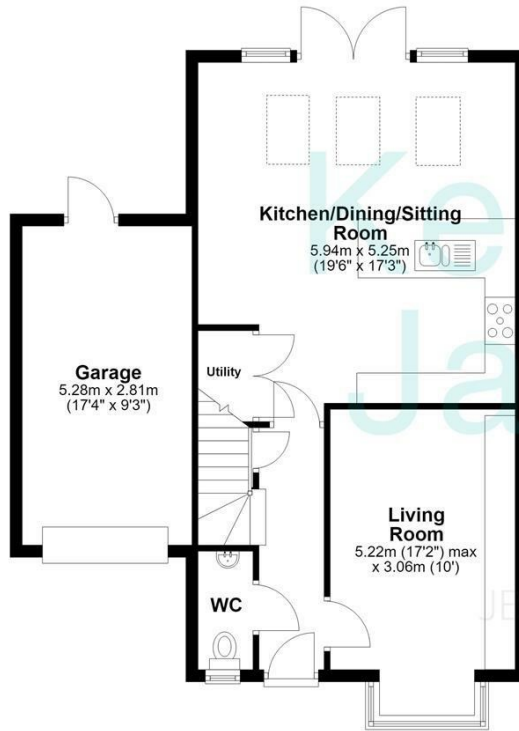
Floor Area – 1348.70 sq ft

Tenure – Freehold



Ground Floor

Approx. 68.5 sq. metres (737.0 sq. feet)



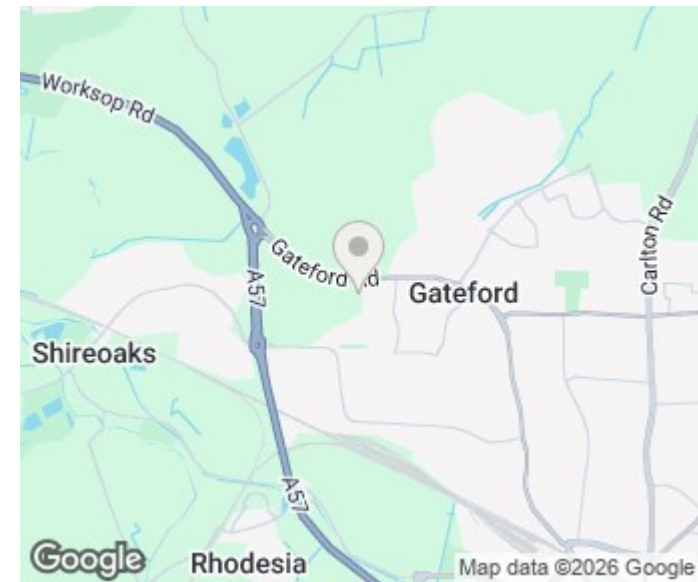
First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 125.3 sq. metres (1348.7 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		94
(81-91) B	84	
(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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