





19 DUNSTAN CRESCENT

WORKSOP, S80 1AE

£385,000

FREEHOLD

******GUIDE PRICE £385,000-£400,000******

This attractive and deceptively spacious family home seamlessly combines traditional charm with contemporary features, offering versatile accommodation throughout. The property boasts four generous double bedrooms, a cosy living room with a feature fireplace, a spacious breakfast kitchen, separate dining room, relaxing snug, conservatory and practical utility room. Further benefits include a ground-floor WC, a master bedroom with a private shower room, a family bathroom and a larger-than-average rear garden with a raised decked seating area, ideal for outdoor entertaining. Externally, the property benefits from two driveways providing off-road parking and a detached garage. Situated in a much sought-after location just off Sparken Hill, the property is ideally placed for access to local shops, schools, amenities and transport links, making it an excellent choice for families seeking a spacious and characterful home.

Kendra Jacob
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• *****GUIDE PRICE £385,000-£400,000****** • Spacious and versatile four-bedroom family home • Traditional charm with contemporary features • Cosy living room with feature fireplace • Breakfast kitchen, separate dining room and snug • Conservatory overlooking the rear garden • Four generous double bedrooms • Master bedroom with private shower room • Larger-than-average rear garden with raised decking • Two driveways, detached garage and sought-after location just off Sparken Hill





LOCATION

The property is situated in a much sought-after residential location just off Sparken Hill in Worksop, offering a convenient setting for families and professionals alike. The area benefits from a range of nearby local shops, schools and everyday amenities, with Worksop town centre providing a wider selection of shopping facilities, cafés, restaurants and leisure amenities. There are also good transport links to the surrounding areas, with convenient access to the A57 and A1, making the location ideal for commuters travelling further afield. Combining a popular residential setting with convenient access to local facilities and transport connections, Sparken Hill remains a desirable area in which to live.

ENTRANCE HALLWAY

A welcoming entrance hallway combining traditional character with contemporary styling. Having a front-facing timber entrance door, a modern spindle staircase rising to the first-floor landing, two front-facing UPVC double-glazed windows, decorative coving, recessed ceiling downlighting, a central heating radiator and attractive Amtico-style flooring. Doors provide access to the living room, open-plan breakfast kitchen and dining room.

LIVING ROOM

A cosy and inviting living room featuring a front-facing UPVC double-glazed bay window, decorative coving to the ceiling, a central heating radiator and attractive Amtico-style flooring. The focal point of the room is a characterful stone-effect feature fireplace incorporating a gas coal-effect fire, creating a warm and welcoming atmosphere.

BREAKFAST KITCHEN

A spacious breakfast kitchen fitted with an extensive range of quality wall and base units, complemented by granite work surfaces incorporating a ceramic sink unit with mixer tap. There is space for a variety of freestanding appliances, including a range-style cooker with extractor hood above, an American-style fridge freezer, dishwasher, wine fridge and microwave oven. Further features include tiled splashbacks, recessed ceiling downlighting, a central heating radiator and a rear-facing UPVC double-glazed window. Attractive wood-effect laminate flooring continues through to the adjoining snug, with a further door providing access to the ground-floor fourth bedroom.

SNUG

A versatile and relaxing snug, ideal for everyday family living, with side-facing UPVC double-glazed windows and French doors opening onto the rear garden. The vaulted ceiling, complemented by recessed downlighting, creates a wonderful sense of space, while a central heating radiator ensures comfort throughout the year. A door provides access to the utility room.

UTILITY

The practical utility room is fitted with a range of wall and base units, complemented by work surfaces incorporating a circular stainless-steel sink unit with mixer tap. There is space for freestanding appliances, including a washing machine and tumble dryer. Additional features include tiled splashbacks, recessed ceiling downlighting, a central heating radiator, tile-effect laminate flooring and a front-facing UPVC double-glazed composite entrance door. A further door leads to the downstairs WC.

DOWNSTAIRS WC

Fitted with a contemporary white suite comprising a low-flush WC and vanity hand wash basin with tiled splashback. Further features include recessed ceiling downlighting, an electric extractor fan, a central heating radiator and complementary tile-effect laminate flooring.

BEDROOM FOUR

An extended and generously proportioned fourth double bedroom situated on the ground floor, offering excellent versatility for family living, guests or those seeking accommodation on one level. The room features a side-facing UPVC double-glazed window, a vaulted ceiling with recessed downlighting and a central heating radiator.

DINING ROOM

A generously proportioned dining room, ideal for entertaining family and friends, combining traditional character with a welcoming atmosphere. Rear-facing French-style timber doors open into the conservatory, while decorative coving, a picture rail, a central heating radiator and attractive Amtico-style flooring add further appeal. The focal point is an attractive stone-effect fireplace with a marble hearth and inset, incorporating a gas coal-effect fire.

CONSERVATORY

A delightful addition to the property, providing an ideal space to relax and enjoy views of the rear garden. The conservatory features a half-height dwarf wall, UPVC double-glazed windows and side-facing French doors opening onto the garden. Amtico-style flooring and a wall-mounted electric heater complete the accommodation.

FIRST FLOOR LANDING

The first-floor landing features a front-facing UPVC double-glazed window, decorative picture rail, central heating radiator and modern spindle balustrades, creating an attractive blend of traditional detail and contemporary styling. Doors provide access to three double bedrooms and the family bathroom.

MASTER BEDROOM

A delightful master bedroom featuring a rear-facing UPVC double-glazed window, decorative picture rail, central heating radiator and attractive wood-effect laminate flooring. Fitted wardrobes provide convenient storage, while a doorway leads into a private wet-room-style shower room.

EN-SUITE WET ROOM

The wet room features fully tiled walls and flooring, together with a contemporary waterfall shower with a separate shower attachment and a wall-hung hand wash basin. Recessed ceiling downlighting completes this practical and stylish space.

BEDROOM TWO

An extended and spacious second double bedroom featuring two rear-facing UPVC double-glazed windows, allowing plenty of natural light to fill the room. Further features include decorative coving, recessed ceiling downlighting, a central heating radiator and fitted double wardrobes to one wall, providing excellent storage.

BEDROOM THREE

A well-proportioned third double bedroom combining traditional character with practical modern features. The room benefits from a front-facing UPVC double-glazed window, decorative picture rail, central heating radiator and wood-effect laminate flooring. An attractive decorative cast-iron feature fireplace provides a charming focal point.

FAMILY BATHROOM

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower mixer tap, pedestal hand wash basin and low-flush WC. The room is complemented by fully tiled walls, Amtico-style flooring, decorative coving, recessed ceiling downlighting and a central heating radiator. A rear-facing obscure UPVC double-glazed window provides natural light while maintaining privacy.

EXTERIOR

To the front of the property is an enclosed walled garden with two separate driveways, providing parking for two vehicles, with one driveway leading to the detached garage. Low-maintenance block paving and well-stocked planted borders create an attractive approach, while gated access leads through to the rear garden.

The impressive, larger-than-average rear garden offers an excellent outdoor space for families and entertaining. Predominantly laid to lawn, the garden is complemented by well-stocked shrub and tree borders, creating a mature and established setting. A raised decked seating area provides the perfect spot for outdoor dining and relaxation, with outside lighting, an external water tap and power adding further convenience.

DETACHED GARAGE

The property further benefits from a detached garage fitted with an up-and-over door, side entrance door and double-glazed window. Power and lighting are also provided, making it ideal for vehicle storage, hobbies or additional practical use.

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Jacob







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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

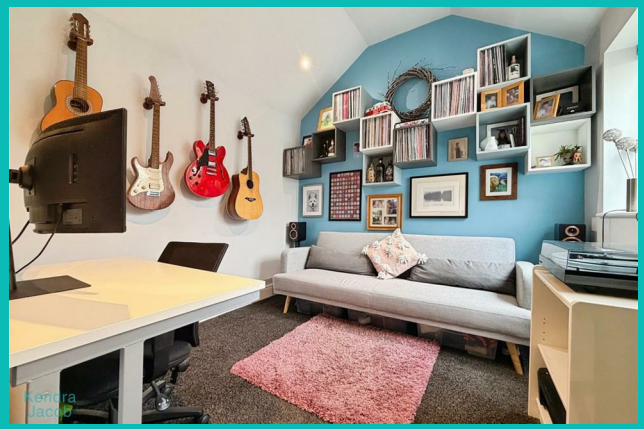
Council Tax – Band E

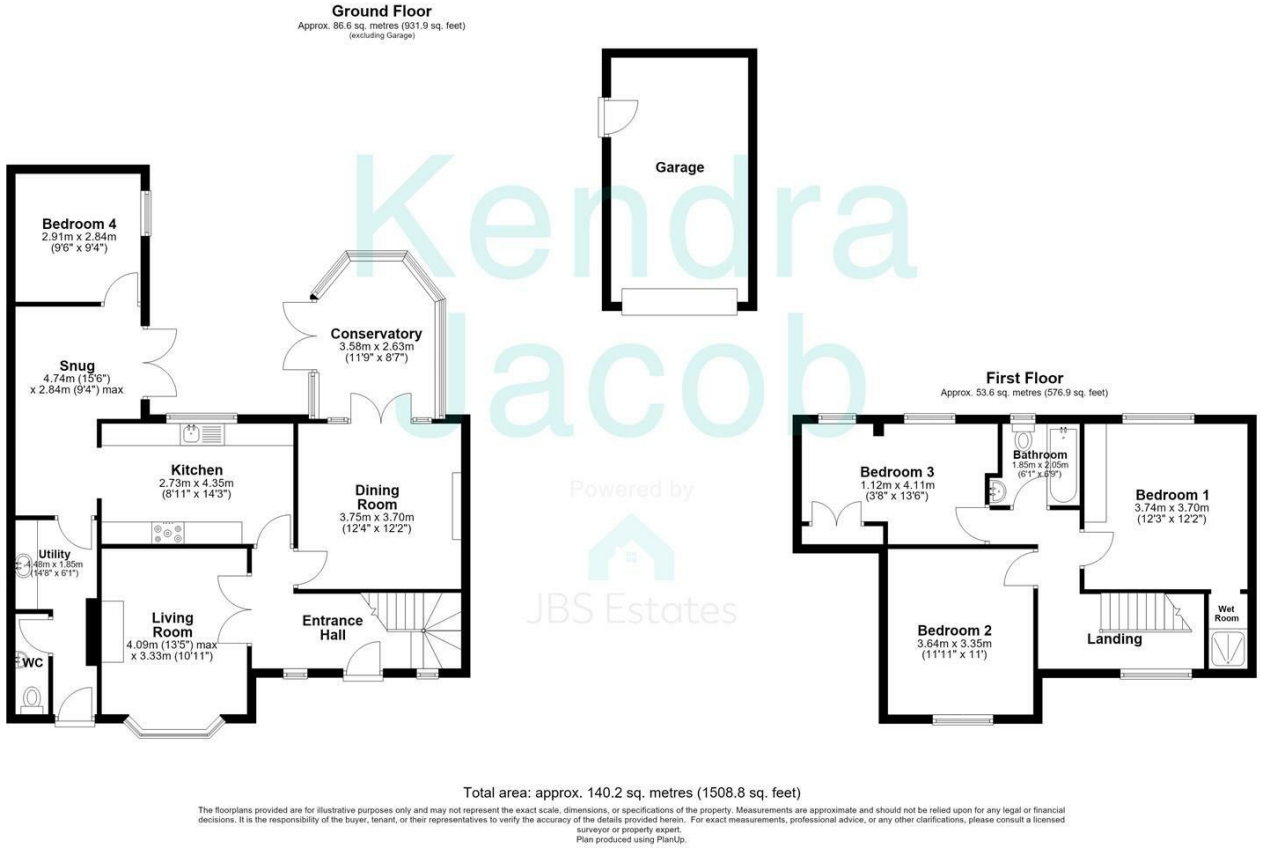
Viewings – By Appointment Only

Floor Area – 1508.80 sq ft

Tenure – Freehold



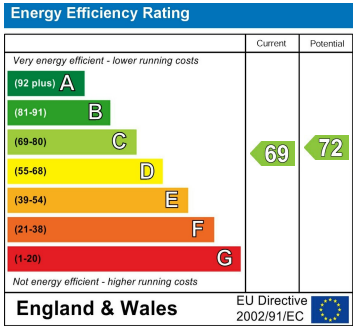




Total area: approx. 140.2 sq. metres (1508.8 sq. feet)

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

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