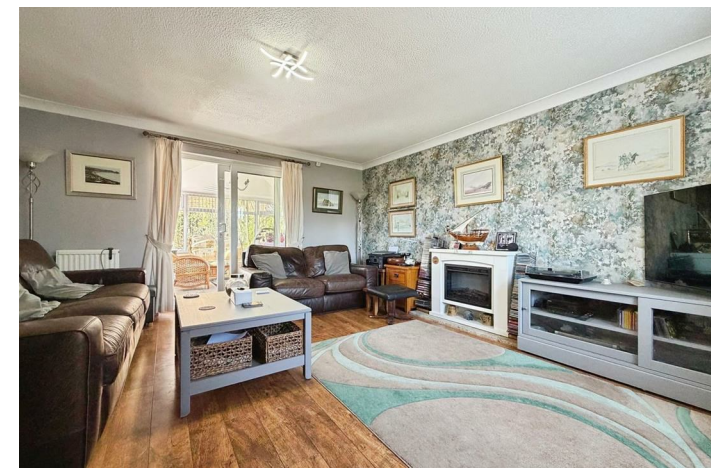




1 CUSWORTH WAY WORKSOP, S80 1YD

£330,000
FREEHOLD

GUIDE PRICE £330,000 - £350,000

This impressive property provides well-balanced accommodation arranged over two floors, making it an ideal home for modern family living. The ground floor features a spacious entrance hall, generous living room, separate dining room, well-appointed kitchen, useful cloakroom and a superb sun room with a solid roof, providing a versatile space for year-round enjoyment. To the first floor are four good-sized bedrooms, including a principal bedroom with en-suite facilities, together with a family shower room and useful storage. A particular feature of the property is its extensive corner plot, offering considerably more outdoor space than might typically be expected. The front of the property benefits from a generous block-paved driveway providing off-road parking for 2-3 vehicles, while the substantial rear garden is enclosed and private, with a paved patio, BBQ area, established borders, mature planting and a well-maintained lawn. The side garden provides additional patio space, a composite storage shed and gated access, together with access to the detached double garage, which benefits from power, automatic lighting and an electric main door.

**Kendra
Jacob**

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JBS Estates

1 CUSWORTH WAY

• GUIDE PRICE £330,000-£350,000 • FOUR
BEDROOMS • THREE RECEPTION ROOMS • DOUBLE
DETACHED GARAGE • GENEROUS CORNER PLOT
WITH A PRIVATE REAR GARDEN • QUARTZ
WORKTOPS FITTED TO THE KITCHEN • DOWNSTAIRS
WC • WALKING DISTANCE TO THE TOWN
CENTRE • EN-SUITE TO THE MASTER
BEDROOM • SPACIOUS FAMILY HOME



ENTRANCE HALL

A spacious entrance hallway featuring a front-facing UPVC door with obscure glazed windows, built-in storage cupboard, stairs rising to the first floor and a central heating radiator.

LIVING ROOM

A well-proportioned reception room with a front-facing double-glazed UPVC window, laminate flooring, central heating radiators and TV point. The room also benefits from a wall-mounted electric fire with feature lighting.

SUN ROOM

A bright and versatile sun room with tiled flooring, two central heating radiators, underfloor electric heating and double-glazed French doors opening onto the rear garden. The solid roof makes this an ideal space for year-round use.

DINING ROOM

A fantastic-sized dining room with a front-facing double-glazed UPVC window, central heating radiator and laminate flooring. The generous proportions provide an excellent space for family dining and entertaining.

CLOAKROOM

Comprising a low-flush WC, wash hand basin, central heating radiator and side-facing double-glazed obscure window.

KITCHEN

The kitchen is fitted with a range of wall and base units, complemented by quartz worktops and a composite sink

and drainer with mixer tap. There is a Chefmaster cooker with stainless steel cooker hood and extractor, together with plumbing for both a washing machine and dishwasher. The wall-mounted central heating system is housed away, providing a neat finish. Further features include laminate flooring, a side and rear-facing double-glazed UPVC window and a rear-facing UPVC door providing access to the outside.

FIRST FLOOR-LANDING

The first-floor landing provides access to four good-sized bedrooms, the family shower room and loft space. Further features include a central heating radiator, front-facing double-glazed UPVC window and built-in storage cupboard.

MASTER BEDROOM

A well-proportioned principal bedroom with a rear-facing double-glazed UPVC window, central heating radiator and access to the en-suite bathroom.

EN SUITE

A partially tiled en-suite comprising a panel bath with shower over, wash hand basin with vanity unit and low-flush WC. Further features include vinyl flooring, central heating radiator, rear-facing double-glazed UPVC window.

BEDROOM TWO

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

BEDROOM THREE

A further well-proportioned bedroom with a front-facing

double-glazed UPVC window, central heating radiator and laminate flooring.

BEDROOM FOUR

A well-proportioned bedroom with a front-facing double-glazed UPVC window, central heating radiator and fitted wardrobes with useful overhead storage.

SHOWER ROOM

A fully tiled shower room comprising a double shower enclosure, wash hand basin with vanity unit and low-flush WC. Further features include a chrome heated towel radiator, extractor fan, wall-mounted mirrored cupboard, side-facing double-glazed obscure window and vinyl flooring.

EXTERNAL

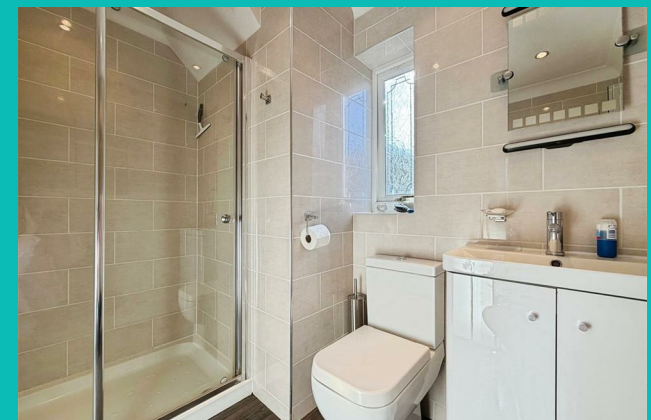
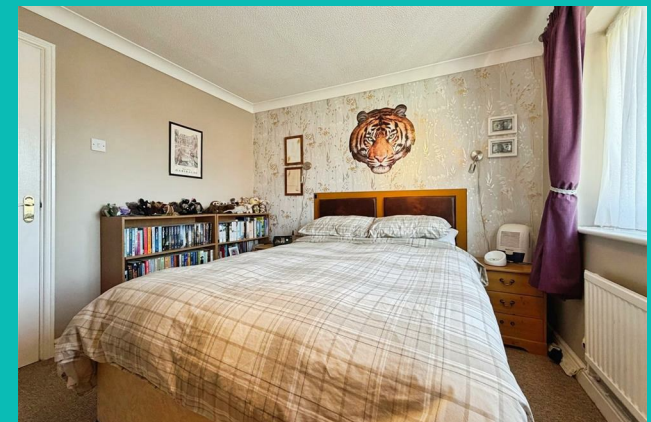
To the front of the property is a block-paved driveway providing off-road parking for approximately 2–3 vehicles, with a block-paved pathway leading to the entrance. The front garden also features an attractive lawn with established flower beds and trees. To the rear is an enclosed and private garden situated on a generous plot. The garden features a paved patio area, ideal for outdoor entertaining and barbecues, together with fencing boundaries, established plants and bushes, and a well-maintained lawn surrounded by established flower beds. There is also an outside tap and a weather proof double electric socket. To the side of the property is a further patio area with a composite storage shed, side gated access and access to the detached double garage. The property benefits from occupying an extensive corner plot,

providing a particularly generous amount of outside space.

DOUBLE GARAGE

A detached double garage featuring an electrically operated main access door and a separate side access door leading onto the garden. The garage benefits from power and automatic lighting.

1 CUSWORTH WAY





1 CUSWORTH WAY

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1603.30 sq ft

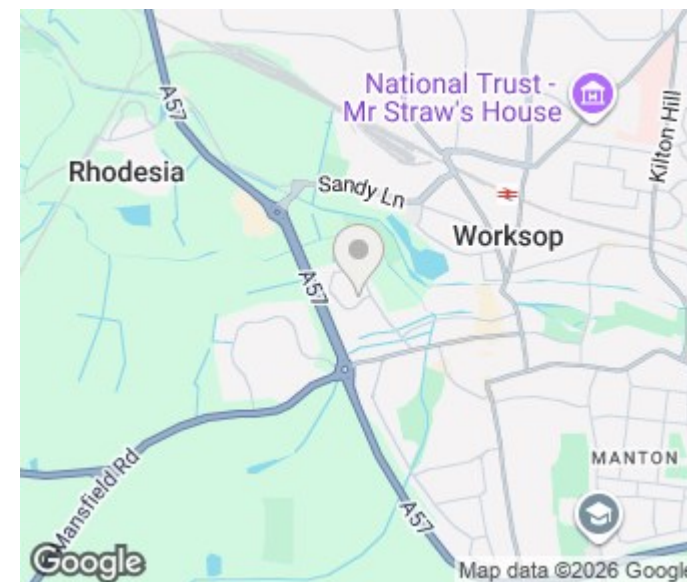
Tenure – Freehold





Total area: approx. 149.0 sq. metres (1603.3 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) A		
(81-91) B		83
(69-80) C	70	
(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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