



## 71 SKINNER STREET WORKSOP, S80 4JN

**£220,000**  
**FREEHOLD**

\*\*\*\*\*GUIDE PRICE £220,000-£225,000\*\*\*\*\*

Set within a desirable residential location, this impressive three-bedroom semi-detached family home offers beautifully presented accommodation, thoughtfully designed for modern living. Combining generous proportions with stylish interiors, the property provides a wonderful balance of comfort, practicality, and contemporary appeal. The accommodation briefly comprises a welcoming entrance hall, elegant bay-fronted lounge, ground floor cloakroom, and a superb fitted kitchen/diner complete with a range of integrated appliances. A spacious conservatory extends the living accommodation, creating the perfect space for entertaining, relaxing, or enjoying views of the garden throughout the seasons. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, together with a beautifully appointed four-piece family bathroom finished in a modern style. Externally, the property enjoys excellent kerb appeal with a private driveway providing off-road parking for multiple vehicles and gated access to the rear. The enclosed rear garden has been

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# 71 SKINNER STREET

• SEMI-DETACHED • THREE  
BEDROOMS • DESIRABLE VILLAGE  
LOCATION • DOWNSTAIRS WC • BEAUTIFULLY  
PRESENTED THROUGHOUT • DOUBLE  
DETACHED GARAGE • THREE RECEPTION  
ROOMS • GUIDE PRICE £220,000-£225,000



## ENTRANCE HALL

A welcoming entrance hall with a front-facing UPVC entrance door, central heating radiator, laminate flooring, power points, and stairs rising to the first floor.

## LIVING ROOM

A well-proportioned living room featuring a front-facing double glazed bay window, laminate flooring, and an electric fire with attractive surround and hearth.

## DOWNSTAIRS WC

Comprising a fully tiled suite with a wash hand basin set within a vanity unit, low-flush WC, and a side-facing double-glazed obscure window.

## KITCHEN/DINER

A beautifully fitted kitchen offering a range of high and low-level units with complementary work surfaces and splashbacks. Incorporating a stainless steel sink and drainer with mixer tap, the kitchen benefits from integrated appliances including an induction hob with stainless steel extractor hood above, electric oven, microwave, fridge, freezer, washing machine, and dishwasher. A useful cupboard houses the central heating boiler. The room also benefits from laminate flooring, a central heating radiator, side-facing double-glazed window, ceiling spotlights, and patio doors leading into the conservatory.

## CONSERVATORY

A superb additional reception room of generous proportions, flooded with natural light through an array of double-glazed windows. Featuring French doors opening

onto the rear garden, an air conditioning unit for year-round comfort, and power points throughout, this versatile space is ideal for relaxing, entertaining, or enjoying views over the garden in all seasons.

## FIRST FLOOR-LANDING

Having a side-facing double-glazed obscure window, loft access, and doors leading to three bedrooms and a beautiful family bathroom.

## BEDROOM ONE

A spacious double bedroom with a rear-facing double-glazed window overlooking the garden, fitted wardrobes with sliding doors along one wall, central heating radiator, and power points.

## BEDROOM TWO

Another fantastic double bedroom with a front-facing double-glazed window, central heating radiator, and power points.

## BEDROOM THREE

With a front-facing double-glazed window, central heating radiator, and power points.

## BATHROOM

Comprising a modern four-piece suite including a panelled bath, shower enclosure with rainfall shower, wash hand basin set within a vanity unit, and low-flush WC. Fully tiled walls, vinyl flooring, and a chrome heated towel radiator complete the room.

## EXTERNAL

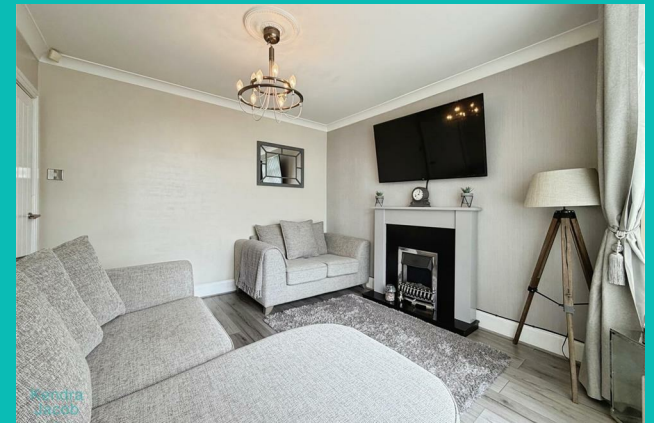
To the front of the property is a driveway providing

off-road parking for two to three vehicles. Iron gates provide access to the rear of the property. A low-maintenance rear garden featuring an artificial lawn, decking area, patio area, outside tap, fenced boundaries, and access to the double garage.

#### **DETACHED GARAGE**

A substantial double garage with electric roller door and side access door, benefiting from power and lighting.

## **71 SKINNER STREET**





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## ADDITIONAL INFORMATION

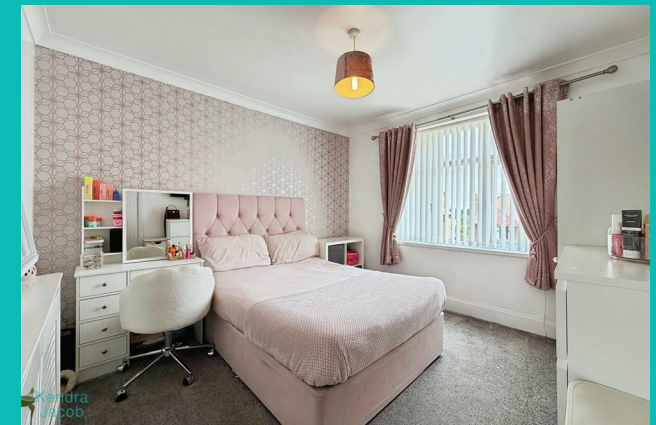
**Local Authority** – Bolsover

**Council Tax** – Band B

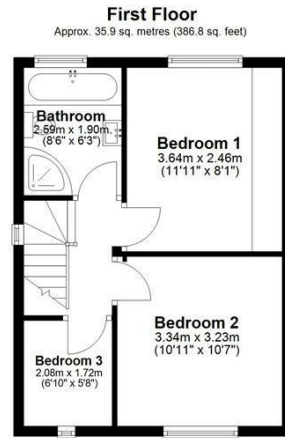
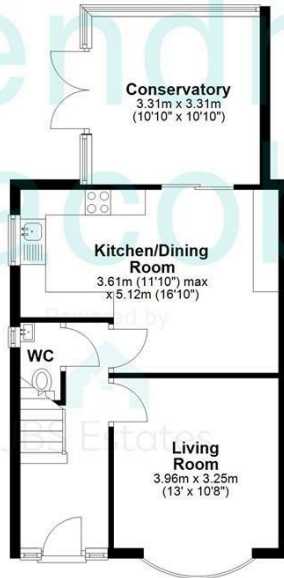
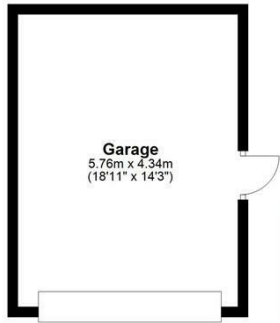
**Viewings** – By Appointment Only

**Floor Area** – 1168.20 sq ft

**Tenure** – Freehold



**Ground Floor**  
Approx. 72.6 sq. metres (781.5 sq. feet)



Total area: approx. 108.5 sq. metres (1168.2 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>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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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