



36 SHERWOOD ROAD WORKSOP, S80 1QW

£400,000
FREEHOLD

GUIDE PRICE £400,000 - £425,000

A substantial and beautifully presented six-bedroom period home, full of original character, charm and space, situated in a much sought-after location close to Worksop town centre, train station, local schools and a wealth of amenities. This impressive property offers generously proportioned accommodation arranged over three floors, retaining a superb array of original features including exposed beams, ceiling roses, coving, picture rails, dado rails, original doors and attractive period fireplaces. The accommodation includes three elegant reception rooms, breakfast room, fitted kitchen, cellar, six double bedrooms, ensuite, family bathroom and separate WC. Outside, the property benefits from a private driveway with parking for three vehicles, detached garage, enclosed rear garden with lawn and seating areas, raised flowerbeds and a versatile brick-built outbuilding incorporating a utility area and office. A rare opportunity to acquire a spacious and characterful period home offering exceptional family accommodation, excellent versatility and a highly convenient location.

**Kendra
Jacob**

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36 SHERWOOD ROAD

- ***GUIDE PRICE £400,000 - £425,000***
- * Substantial six-bedroom period home
- * Full of original character and charm
- * Generous accommodation arranged over three floors
- * Three elegant reception rooms
- * Breakfast room and fitted kitchen
- * Principal bedroom with ensuite
- * Cellar and versatile office/utility outbuilding
- * Private driveway, detached garage and enclosed garden
- * Much sought-after location close to Worksop town centre, train station, schools and amenities



ENTRANCE PORCH

A handsome timber entrance door opens into the welcoming entrance porch, featuring front and side-facing obscure windows, attractive tiled flooring and a further timber door leading through to the impressive entrance hallway.

ENTRANCE HALLWAY

Immediately establishing the character and heritage of this exceptional home, the entrance hallway is a particularly impressive space, retaining a wealth of original period features. A beautiful solid timber spindle staircase rises to the first floor, complemented by original coving, ceiling roses, dado rail and exposed beams.

The hallway is further enhanced by a tiled floor and rear-facing French doors opening directly onto the garden. Original timber doors provide access to the principal reception rooms, while a door leads down to the cellar, currently utilised for storage.

LIVING ROOM

A generous and elegant reception room, flooded with natural light through the beautiful UPVC double glazed bay window. The room retains an abundance of period detailing, including original coving, picture rail and natural timber flooring, together with wall lighting and a central heating radiator.

The focal point is undoubtedly the stunning marble-effect fireplace, complete with tiled hearth and surround and an open fire, creating an impressive centrepiece and adding warmth and character to this beautifully proportioned room.

DINING ROOM

An exceptional entertaining space with a wonderful sense of occasion, the dining room benefits from front and side-facing UPVC double glazed windows, allowing natural light to flood the room.

Original period features include coving, ceiling rose and picture rail, whilst the natural timber flooring adds warmth and elegance. The room is centred around an attractive wood-effect fireplace with marble-effect hearth and surround, incorporating a coal-effect gas fire.

SITTING ROOM

A charming and characterful reception room with a more intimate feel, enjoying rear and side-facing UPVC double glazed windows.

The room features original coving, picture rail and natural timber flooring, together with bespoke original fitted storage units. A particularly attractive wood-effect fireplace with tiled hearth and cast-iron insert provides an appealing focal point and reinforces the period character of the room.

BREAKFAST KITCHEN

A useful and beautifully characterful breakfast room, featuring a rear-facing timber-framed window, extensive timber panelling to the walls and ceiling, central heating radiator and attractive tiled flooring.

A doorway leads directly through to the kitchen, creating a practical connection between the reception and everyday living spaces.

KITCHEN

The kitchen is fitted with a comprehensive range of wall and base units, complemented by granite work surfaces incorporating a ceramic sink with mixer tap.

Integrated appliances include a fan-assisted electric double oven, five-ring gas hob with extractor above, fridge freezer and dishwasher. Further features include partially tiled walls, tiled flooring, recessed downlighting and a central heating radiator.

Two side-facing windows provide natural light, whilst a charming barn-style timber door gives direct access to the rear garden.

CELLAR

A useful cellar providing excellent additional storage space, with light and power.

FIRST FLOOR LANDING

A spacious first-floor landing retaining the same wonderful period character found throughout the home. Features include a front-facing UPVC double glazed window, original coving, dado rail and attractive spindle balustrading, with the staircase continuing to the second floor. Doors lead to three bedrooms, the family bathroom and separate WC.

PRINCIPLE BEDROOM

A delightful and generously proportioned principal bedroom, enjoying front-facing UPVC double glazed windows and an abundance of original character.

The room features original coving, picture rail and ceiling rose, together with a central heating radiator and a door leading to the ensuite bathroom.

EN-SUITE BATHROOM

The ensuite bathroom comprises a panelled bath with overhead electric shower, pedestal wash hand basin and low-level WC.

The room is fully tiled to the walls and benefits from tile-effect vinyl flooring and a side-facing obscure glazed window.

BEDROOM TWO

A generous second double bedroom, currently utilised as an office, enjoying front and side-facing UPVC double glazed windows.

The room benefits from two central heating radiators and laminate timber-effect flooring.

BEDROOM THREE

An attractive third double bedroom with side and rear-facing UPVC double glazed windows, original coving, central heating radiator and natural timber flooring.

DRESSING ROOM

A particularly useful dressing area providing additional flexibility and storage, featuring a rear-facing UPVC double glazed window, storage cupboard, central heating radiator and fitted hanging rail.

A door leads through to the main family bathroom.

FAMILY BATHROOM

A beautifully appointed bathroom featuring an elegant freestanding roll-top claw-foot bath with shower mixer tap, together with a separate walk-in shower enclosure with mains-fed shower.

Further accommodation includes a pedestal wash hand basin and low-level WC. The room benefits from partially tiled walls, tiled flooring, chrome towel radiator, recessed downlighting and a side-facing obscure UPVC double glazed window.

SEPARATE WC

A useful separate cloakroom comprising a white low-level WC and wash hand basin, with partially tiled walls and a rear-facing obscure UPVC double glazed window.

SECOND FLOOR LANDING

Continuing the impressive sense of space and character, the second-floor landing features solid timber spindle balustrading, dado rail and ceiling rose.

Doors provide access to three further double bedrooms.

BEDROOM FOUR

A delightful fourth double bedroom enjoying a rear-facing UPVC double glazed window and central heating radiator.

The room also retains a decorative cast-iron fireplace with tiled insert and hearth, providing a wonderful period focal point.

BEDROOM FIVE

A spacious fifth double bedroom with a front-facing UPVC double glazed window and central heating radiator.

BEDROOM SIX

A generous sixth double bedroom enjoying a rear-facing UPVC double glazed window and central heating radiator.

OUTSIDE

The property occupies an attractive position with beautifully established and highly usable outdoor space.

To the front is an enclosed walled garden providing a traditional approach to the property, together with a private driveway offering parking for approximately three vehicles. The driveway continues to the detached garage, with gated access leading through to the rear garden. The rear garden is generous in proportion and offers a superb combination of lawn, raised flowerbeds and low-maintenance seating areas, creating an ideal setting for outdoor entertaining and relaxation. Outside lighting and an external water tap are also provided.

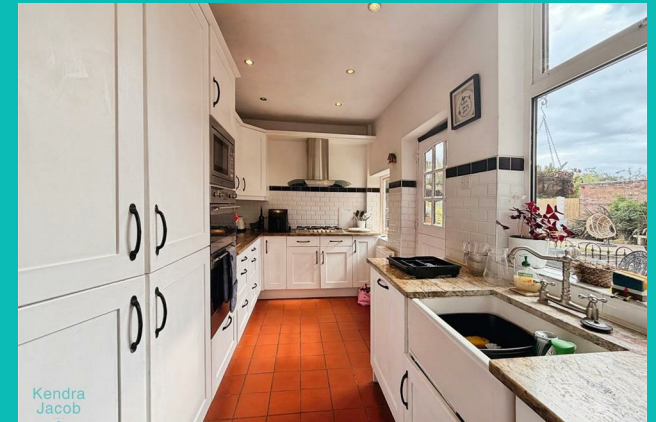
A particularly useful brick-built outbuilding incorporates a utility area and office, offering excellent flexibility for home working, hobbies or additional practical space. The building benefits from windows and doors, power, lighting and plumbing.

DETACHED GARAGE

The detached garage is approached via timber opening doors and benefits from power and lighting, together with a side entrance door and window.

To the rear of the garage is a useful brick-built log store.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

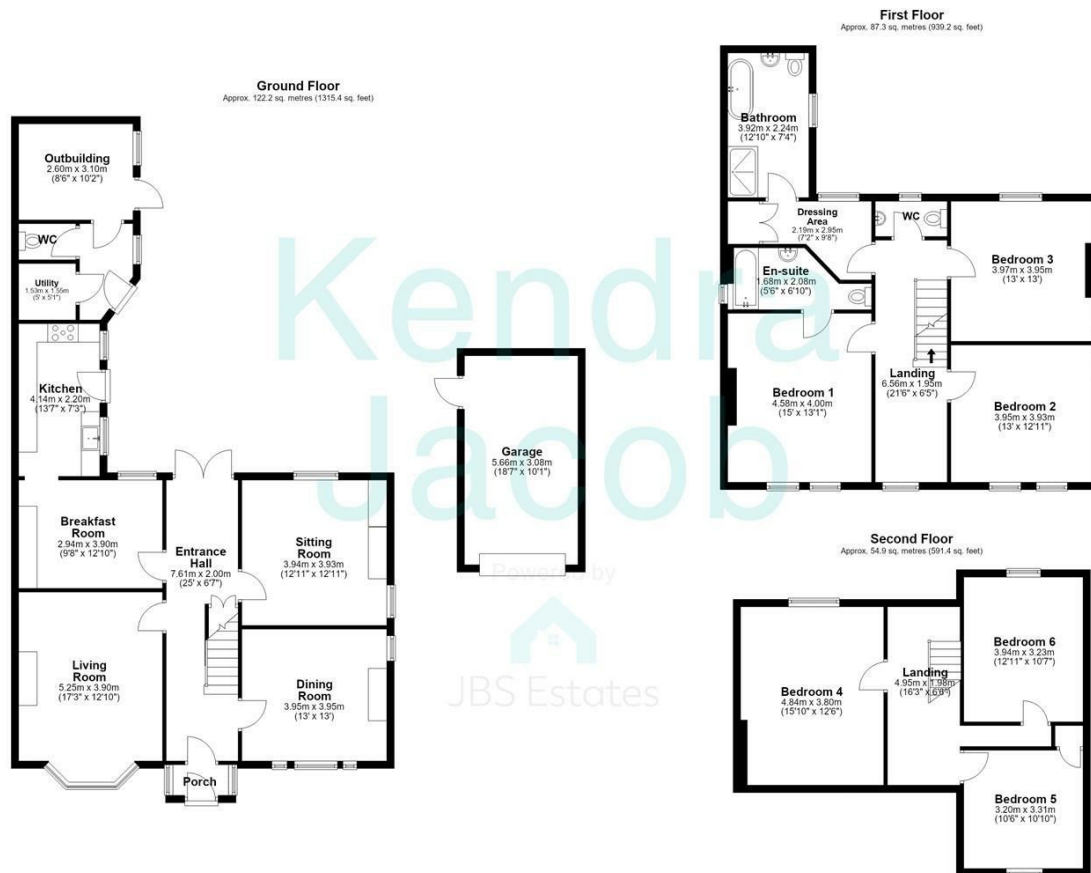
Council Tax – Band D

Viewings – By Appointment Only

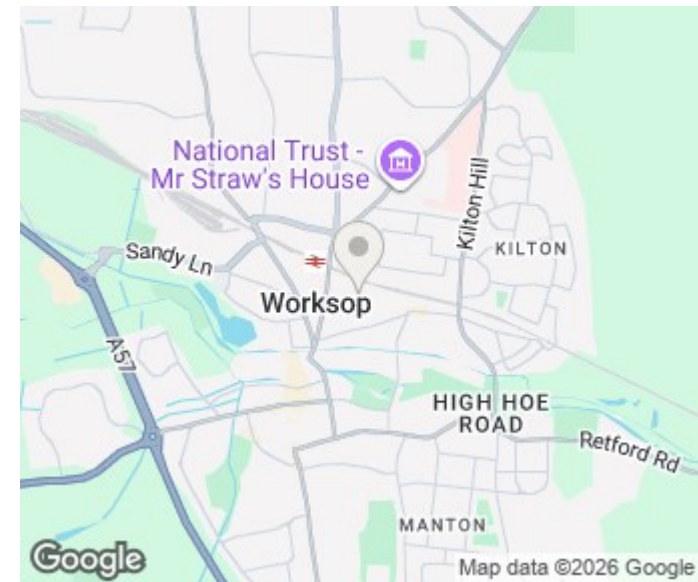
Floor Area – 2846.00 sq ft

Tenure – Freehold





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		
(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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