



Kendra
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1 THE HAVEN

WORKSOP, S81 9FE

£485,000
FREEHOLD

***** GUIDE PRICE: £485,000 - £500,000 *****

An impressive six-bedroom detached family home situated within an exclusive private development, accessed via a secure key-code gated entrance. Located in the desirable village of Carlton in Lindrick surrounded by countryside walks, shops, restaurants, schools and other amenities. This beautifully presented and exceptionally spacious detached family home offers versatile living accommodation throughout. The property boasts six generously sized bedrooms, providing ample space for growing families or those requiring home office facilities. There are four well-appointed bathrooms, designed for both comfort and convenience. In addition, the home benefits from four spacious reception rooms, offering flexible living and entertaining space. Attractively landscaped garden featuring artificial lawn and block paved patio areas.

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1 THE HAVEN

• SPACIOUS DETACHED FAMILY HOME • SIX BEDROOM PROPERTY • GUIDE PRICE: £485,000 - £500,000 • FOUR RECEPTION ROOMS • DOUBLE DETACHED GARAGE • AMPLE PARKING • FOUR BATHROOMS • JULIET BALCONY TO THE MASTER BEDROOM • ATTRACTIVE LOW MAINTANCE REAR GARDEN • PRIVATE PROPERTY WITH SECURED GATED ACCESS



ENTRANCE HALL

A spacious and welcoming entrance hall featuring tiled flooring, a central heating radiator, useful under-stairs storage cupboard, staircase rising to the first floor, and a front-facing double glazed UPVC entrance door.

LIVING ROOM

A generously sized living room with a front-facing window allowing plenty of natural light. The room benefits from power points, TV point, central heating radiators, and double French doors opening into the conservatory.

DINING ROOM

A well-proportioned dining room ideal for entertaining, featuring a front-facing double glazed bow window, tiled flooring, central heating radiator, and multiple power points.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces incorporating a stainless steel sink and drainer. Plumbing for a washing machine, power points, tiled flooring, and central heating radiator. A built-in storage cupboard houses the heating system. Side-facing double glazed UPVC door provides external access and internal access to the downstairs WC.

DOWNSTAIRS WC

Comprising wash hand vanity unit, low flush WC, tiled flooring, central heating radiator, and side-facing double glazed obscure window.

KITCHEN/DINER

A beautifully appointed kitchen/diner fitted with a range of

high and low level units and granite worktops incorporating a sink and drainer. Featuring a Rangemaster cooker with extractor hood above, integrated fridge and freezer, tiled flooring, breakfast bar with seating area, and central heating radiators. A rear-facing double glazed window overlooks the landscaped garden, with French doors providing access to the conservatory.

CONSERVATORY

With tiled flooring and power points, overlooking the landscaped rear garden. Accessed via the living room and kitchen, with French doors opening onto the garden.

FIRST FLOOR-LANDING

A spacious landing with a large rear-facing double glazed window and central heating radiator.

BEDROOM ONE

A generous double bedroom with fitted wardrobes, overhead storage and lighting, fitted dressing table, power points, central heating radiator, and a Juliet balcony to the rear. Access into a stunning ensuite.

EN SUITE

A modern suite comprising walk-in shower enclosure with rainfall shower, his and hers wash hand vanity units, low flush WC, ceramic marble tiling, wall-mounted LED Bluetooth mirror, chrome towel radiator, and side-facing double glazed obscure window.

BEDROOM TWO

With rear-facing double glazed window, central heating radiator, power points, and access to the Jack and Jill shower room.

JACK & JILL SHOWER ROOM

Comprising shower enclosure, wash hand vanity unit, low flush WC, fully tiled walls, central heating radiator, side-facing double glazed obscure window, and shaver point.

BEDROOM THREE

Front-facing double glazed window, fitted wardrobes with mirrored sliding doors, central heating radiator, power points, and TV point.

BEDROOM FOUR

Front-facing double glazed window, central heating radiator, power points, and access into the main bathroom.

BATHROOM

Comprising of a fully tiled, three piece suite comprising of a panelled bath, wash hand vanity unit with low flush w/c, central heating radiator, a side facing double glazed obscure window.

STUDY ROOM

Front-facing double glazed window, central heating radiator, power points, and staircase leading to the second floor.

SECOND FLOOR

BEDROOM FIVE

With Velux windows, central heating radiators, built-in storage and wardrobes, and access to bedroom six.

BEDROOM SIX

Velux window, central heating radiator, power points, built-in storage cupboard, loft access, and access to the bathroom.

BATHROOM

Comprising panel bath with shower over, wash hand vanity unit, low flush WC, shaver point, and central heating radiator.

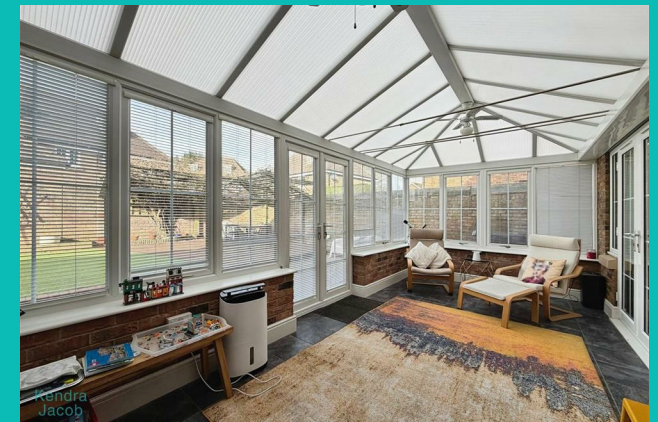
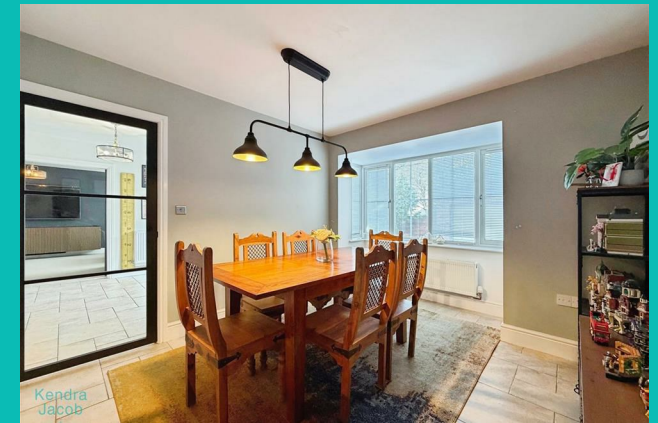
EXTERNAL

The property is accessed via secure key-code gated entry, offering additional privacy and security with four other properties. A private block paved driveway providing ample parking and access to the detached double garage. To the rear of the property is a low-maintenance and attractively landscaped rear garden featuring artificial lawn, block paved patio area, wooden sleepers, wooden canopy, fenced boundaries, outside tap, and side gate access.

DOUBLE GARAGE

With electric roller door, power and lighting.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

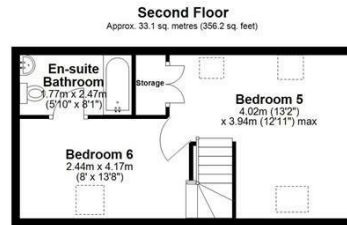
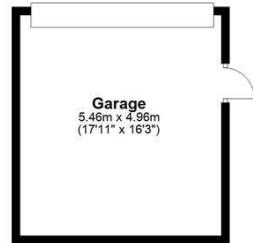
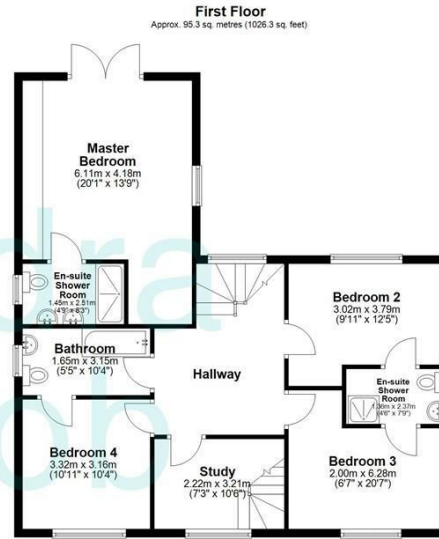
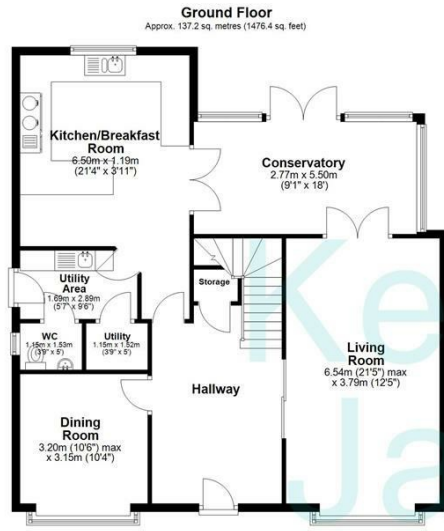
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2859.90 sq ft

Tenure – Freehold





Total area: approx. 265.6 sq. metres (2858.9 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 PlanUz.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(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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