



19 BYRON WAY WORKSOP, S81 0DF

£175,000
FREEHOLD

A well-presented three-bedroom semi-detached family home ideally situated within the highly sought-after Kilton area of Worksop. Set on a generous plot with off-road parking, a detached garage and a private rear garden that is not overlooked. This ideal home welcomes you with a bright entrance hall leading to a spacious living room featuring a charming log-burner creating a warm and inviting focal point. The heart of the home is the well-appointed kitchen/diner, offering ample storage, integrated cooking appliance and plenty of space for family dining and entertaining, with French doors opening directly onto the rear garden. To the first floor are three well-proportioned bedrooms, all served by a modern family bathroom fitted with a contemporary three-piece suite. Externally, the property continues to impress with double gated access to a generous driveway providing ample off-road parking, a useful lean-to with access to an outbuilding, and a substantial rear garden that is mainly laid to lawn with a paved patio seating area, log store and detached garage with power and lighting. The rear garden enjoys an excellent degree of privacy, making it ideal for families and outdoor entertaining.

An excellent opportunity for first-time buyers, growing families or those looking to upsize, this delightful home combines comfortable living space with superb outdoor areas.

**Kendra
Jacob**

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19 BYRON WAY

• SEMI-DETACHED • THREE

BEDROOMS • EXTENSIVE GARDEN • DETACHED
REAR GARAGE • PERFECT FOR FIRST TIME BUYERS
OR INVESTORS • OFF ROAD PARKING • CHARMING
LOG BURNER FITTED TO THE LIVING
ROOM • POPULAR LOCATION OF WORKSOP



ENTRANCE HALL

Entered via a front-facing UPVC entrance door, the welcoming hallway features a front-facing double-glazed obscure window, central heating radiator, staircase rising to the first floor, and a useful understairs storage area.

KITCHEN/DINER

A spacious and well-appointed kitchen/diner fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. There is an integrated gas hob with electric oven and grill below, stainless steel extractor hood above, tiled splashbacks, plumbing for a washing machine, and ample space for a family dining table. French doors open onto the rear garden, with an additional rear-facing double-glazed UPVC window providing plenty of natural light. A side-facing UPVC door gives access to the side porch, and there is also a useful built-in storage cupboard.

SIDE PORCH

With a secured gated access to the front and rear. Access into the kitchen and access into the outbuilding.

LIVING ROOM

A well-proportioned lounge featuring a front-facing double-glazed window, central heating radiator, TV point and power points. The focal point of the room is the attractive log-burner set on a tiled hearth.

FIRST FLOOR-LANDING

Having a side-facing double-glazed UPVC window, central heating radiator, built-in storage cupboard housing the central heating system, and loft access.

BEDROOM ONE

A generous double bedroom with a front-facing double-glazed UPVC window, central heating radiator, TV point and power points.

BEDROOM TWO

A good-sized bedroom with a rear-facing double-glazed UPVC window, laminate flooring, central heating radiator and power points.

BEDROOM THREE

Featuring a front-facing double-glazed UPVC window, central heating radiator, power points and a built-in storage cupboard.

BATHROOM

Fitted with a modern three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-flush WC. The walls around the bath are finished with contemporary shower panelling. There is also a central heating radiator and a rear-facing double-glazed obscure window.

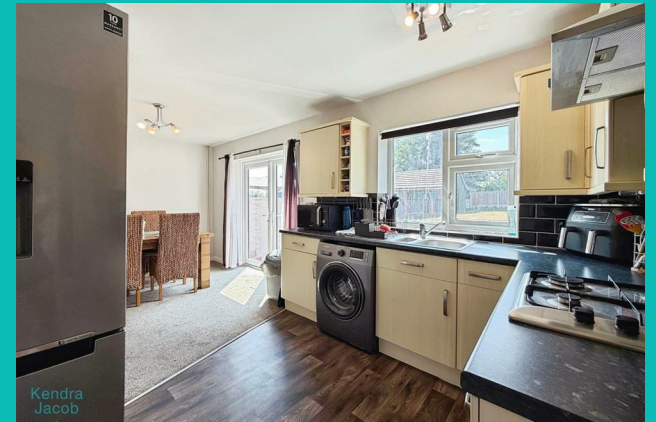
EXTERNAL

To the front of the property, double wrought iron gates open onto a driveway providing ample off-road parking. The generous rear garden is mainly laid to lawn and features a paved patio seating area, log store, and access to the detached garage. A particular feature of the garden is that it enjoys a good degree of privacy and is not overlooked.

DETACHED GARAGE

A detached garage benefiting from power and lighting.

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ADDITIONAL INFORMATION

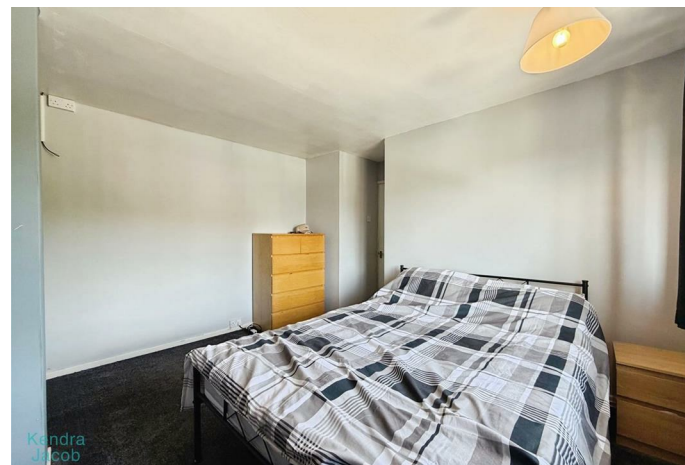
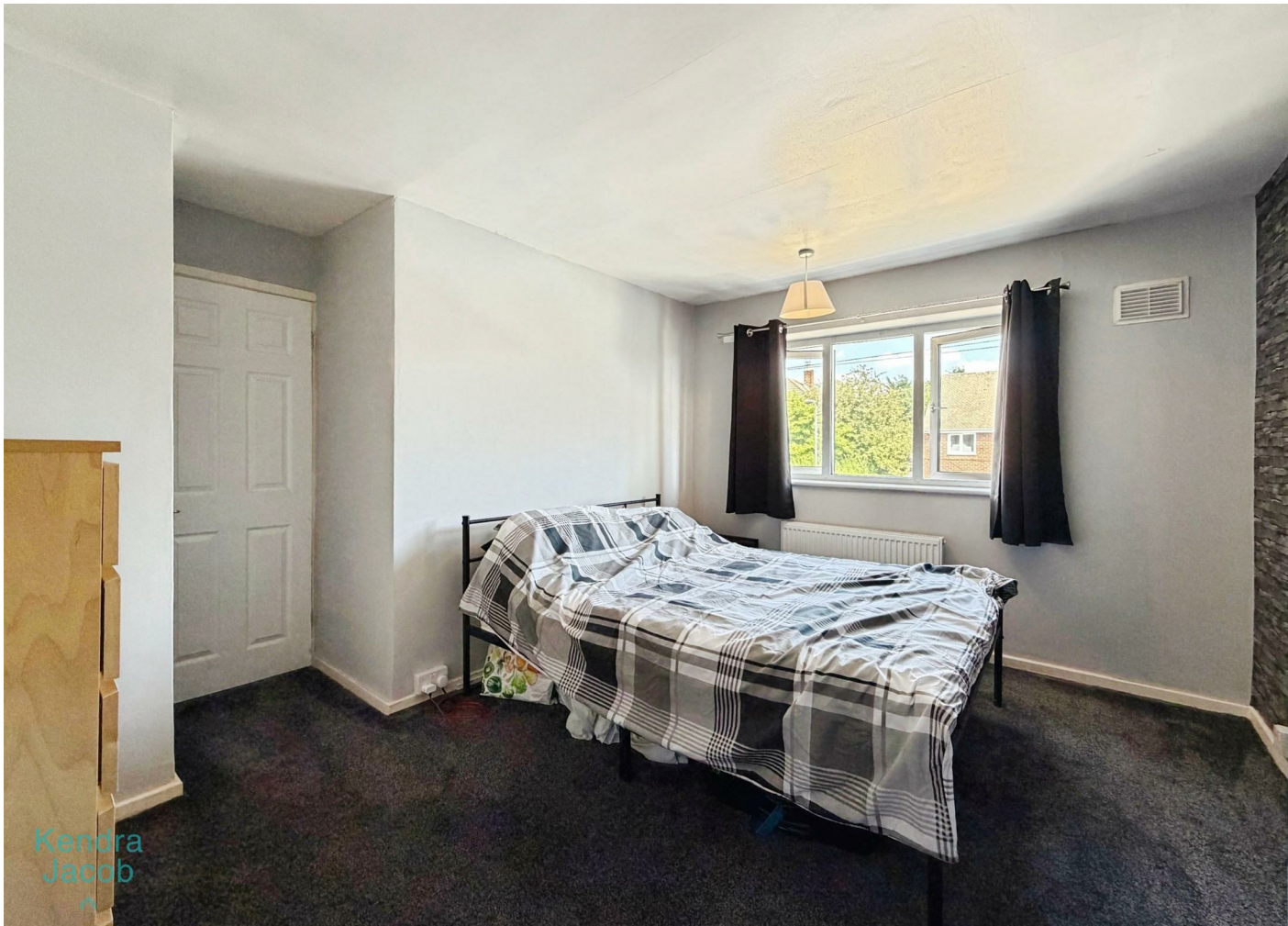
Local Authority – Bassetlaw

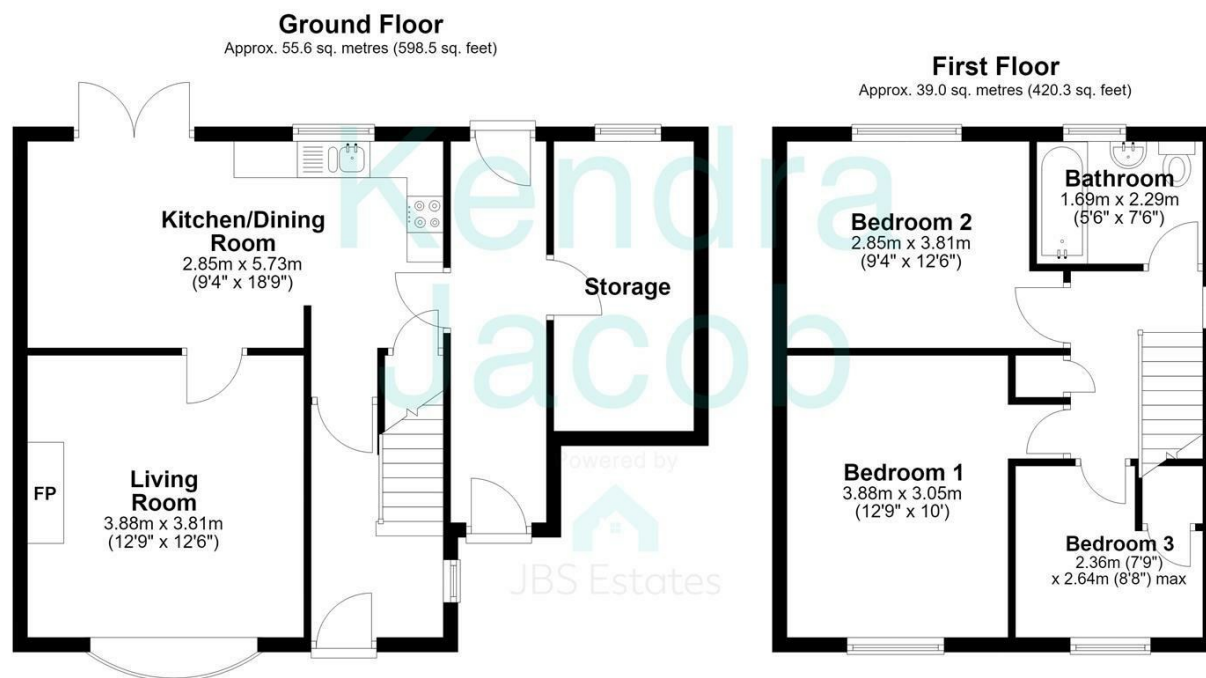
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1018.80 sq ft

Tenure – Freehold





Total area: approx. 94.6 sq. metres (1018.8 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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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