



40 NORTHFIELD DRIVE WORKSOP, S81 8QG

£250,000
FREEHOLD

****GUIDE PRICE £250,000 - £270,000****

Welcome to this immaculate and thoughtfully extended four-bedroom semi-detached home, offering an abundance of versatile living space, this property is ideal for growing families seeking comfort, functionality, and style. Perfectly positioned on a highly sought-after village in Woodsetts, this home benefits from a strong sense of community and a range of convenient local amenities.

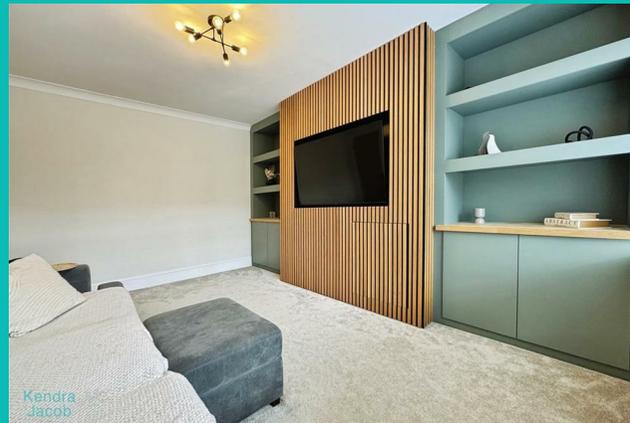
In brief the property comprises to the ground Floor: a welcoming entrance porch and hallway, Spacious and bright living room with a newly fitted Bespoke Media wall, Versatile second reception room, open plan to the conservatory, perfect for entertaining or relaxing with family, modern high-gloss kitchen with ample storage and preparation space, Practical utility room, downstairs W/C

Kendra
Jacob

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40 NORTHFIELD DRIVE

• EXTENDED SEMI-DETACHED • FOUR
BEDROOMS • TWO BATHROOMS • THREE
RECEPTION ROOMS • ****GUIDE PRICE £250,000 -
£270,000**** • GARAGE • NEW FLOORING TO THE
GROUND FLOOR • NEWLY FITTED SUITES • NEWLY
FITTED BESPOKE MEDIA WALL • NEWLY FITTED
INTERNAL OAK DOORS



ENTRANCE PORCH

With a front facing Upvc entrance door opening into a welcoming entrance hall.

ENTRANCE HALL

With laminate flooring, central heating radiator, power points and stairs leading to the first floor accomodation.

LIVING ROOM

A well proportioned living room with a front facing double glazed bow window, power points, central heating radiator. The main focal point of the room is a newly fitted bespoke media wall with panelling and cupboards.

DINING ROOM

A generous size room with laminate flooring, central heating radiator, power points and double doors leading into the conservatory.

CONSERVATORY

KITCHEN

Having a range of wall and base units, work surface incorporating a sink and half with drainer and mixer tap, complimentary splash back tiling to the walls, central heating radiator, laminate flooring, integrated appliances including dishwasher, microwave, electric oven and grill and an induction hob. Rear facing double glazed window and access into the utility room.

UTILITY ROOM

With further eye level units, laminate flooring, central heating radiator and plumbing for a washing machine and dryer. There is also access to the garage and downstairs WC.

DOWNSTAIRS WC

Comprising of a low flush w/c and wash hand basin.

FIRST FLOOR - LANDING

With loft access.

BEDROOM ONE

With a rear facing double glazed window, TV point, power points, central heating radiator, built in dressing area and access into the en-suite.

EN SUITE

A Luxury suite comprising of a walk-in shower, wash hand basin with unit and low flush w/c, towel radiator and a rear facing double glazed obscure window.

BEDROOM TWO

A decorative room with a front facing double glazed window, power points, central heating radiator.

BEDROOM THREE

With a front facing double glazed window, power points, central heating radiator and built in wardrobe to one side of the wall.

BEDROOM FOUR

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

FAMILY BATHROOM

A Luxury modern suite comprising of a panelled bath with shower over, wash hand vanity unit, low flush w/c, wall mounted mirror with LED lighting, towel radiator and a rear facing double glazed obscure window.

EXTERNAL

To the front of the property, there is a block-paved driveway providing off-road parking for two vehicles and access to the garage.

To the rear, which is accessed via the property, the garden is mainly laid to lawn with a decking area — all enclosed by fencing for privacy. An outside tap is also available for convenience.

GARAGE

Featuring an up-and-over main door, with internal access to the rear door. Equipped with power and lighting throughout

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

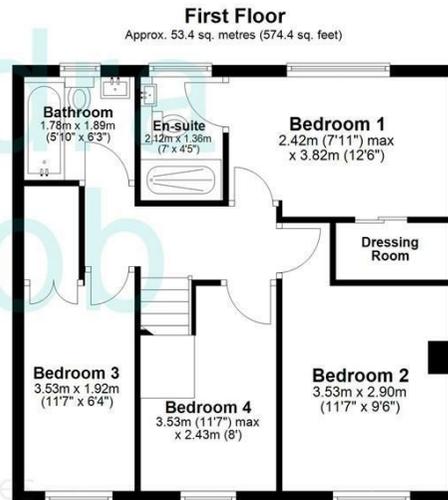
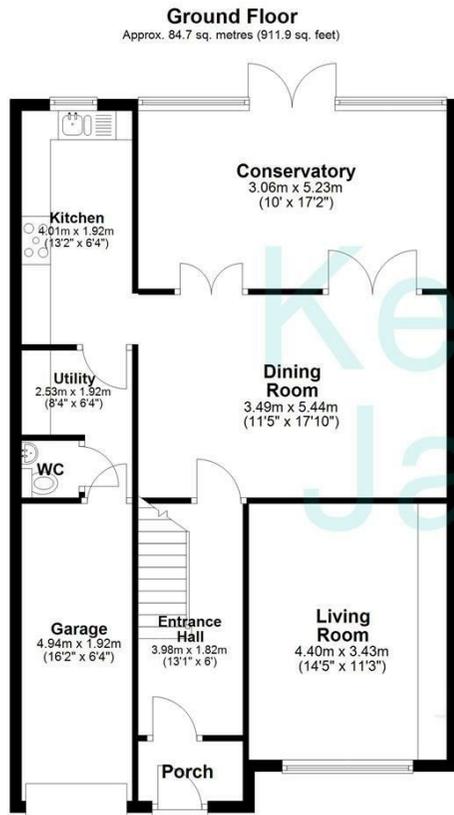
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1486.30 sq ft

Tenure – Freehold





Total area: approx. 138.1 sq. metres (1486.3 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			84
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

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