





25 THE BAULK

WORKSOP, S81 0HU

£480,000

FREEHOLD

GUIDE PRICE £480,000 - £500,000

An exceptional opportunity to acquire this beautifully extended and thoughtfully redesigned Tudor-style four-bedroom family home, occupying a prestigious position within one of Worksop's most sought-after residential locations. Combining elegant contemporary living with an abundance of original period charm, this outstanding home has been finished to an exceptional standard throughout, creating the perfect balance of character and modern family life. The property boasts a welcoming entrance hall, an elegant sitting room with a feature log-burning stove, and an impressive open-plan Shaker-style kitchen, living and dining area, designed as the heart of the home and ideal for both everyday family living and entertaining. To the first floor are four generous double bedrooms and a luxurious contemporary family bathroom, all beautifully presented. Externally, the property continues to impress with electric gated access leading to a substantial block-paved driveway, garage and magnificent landscaped gardens offering a wealth of seating areas and ornamental planting. A superb detached multi-purpose entertainment and gym building, complete with a sauna and shower room, provides outstanding additional living space with endless possibilities. Ideally situated in one of Worksop's most prestigious areas, the property is conveniently located close to Worksop Railway Station, the town centre, highly regarded schools, Worksop College and an excellent range of local amenities, making this a superb family home in an exceptionally convenient location.

Kendra Jacob

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• ***GUIDE PRICE £480,000 - £500,000*** • * Occupying a prestigious position in one of Worksop's most sought-after locations • * Stylishly modernised whilst retaining an abundance of original period character. • * Stunning open-plan Shaker-style kitchen, living and dining room, ideal for entertaining. • * Elegant sitting room featuring a charming log-burning stove. • * Four generous double bedrooms and a luxurious contemporary family bathroom. • * Landscaped gardens with electric gates, ample parking, garage and outstanding outdoor entertaining space. • * Detached multi-purpose gym and entertainment room with sauna and shower facilities. • * Ideally located close to Worksop Railway Station, the town centre, highly regarded schools, Worksop College and a wide range of local amenities. • * Beautifully extended and redesigned Tudor-style four-bedroom family home.





LOCATION

25 The Baulk occupies an enviable position within one of Worksop's most desirable and established residential areas, offering the perfect balance of convenience and lifestyle. Ideally situated just a short distance from Worksop town centre, the property enjoys easy access to an excellent range of independent shops, supermarkets, cafés, restaurants and everyday amenities.

For commuters, Worksop Railway Station is within easy reach, providing regular rail services to Sheffield, Lincoln and connecting routes to Nottingham and beyond, whilst the nearby A57 and A1 motorway network offer excellent road links for those travelling further afield.

The property is also well placed for families, being close to a selection of highly regarded primary and secondary schools, including the renowned Worksop College. A variety of leisure facilities, parks and countryside walks are nearby, together with Clumber Park and the beautiful Nottinghamshire countryside, offering excellent opportunities for outdoor recreation.

Combining a prestigious residential setting with outstanding local amenities and excellent transport connections, this is an exceptional location for families and professionals alike.

ENTRANCE HALLWAY

A composite entrance door opens into a welcoming and beautifully presented entrance hallway, setting the tone for the accommodation throughout. Features include a front-facing UPVC double glazed window, an attractive original-style spindle staircase rising to the first floor, a useful understairs storage cupboard, a central heating radiator and quality herringbone-effect flooring. Internal doors provide access to the sitting room, the impressive open-plan kitchen, living and dining area, and the downstairs cloakroom.

DOWNSTAIRS WC

Beautifully appointed with a low flush WC and contemporary wall-mounted wash hand basin. Finished with stylish ceramic tiled walls, quality flooring and a side-facing obscure UPVC double glazed window.

SITTING ROOM

A beautifully proportioned reception room blending contemporary style with original period charm. A front-facing UPVC double glazed square bay window with an integrated window seat floods the room with natural light, whilst original features including decorative coving and a picture rail enhance its character. The focal point is an elegant marble fireplace housing a log-burning stove with matching marble inset and hearth. Finished with quality herringbone-effect flooring and a central heating radiator.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

Undoubtedly the heart of this exceptional home, this stunning open-plan living space has been thoughtfully designed for modern family life and entertaining.

The contemporary Shaker-style kitchen boasts an extensive range of high-quality wall and base units complemented by luxurious quartz worktops incorporating a ceramic sink with mixer tap and separate filtered water tap. Integrated appliances include a double electric oven, microwave, dishwasher and a five-ring Neff gas hob with extractor canopy above. There is space for an American-style fridge freezer, whilst the washing machine is discreetly concealed behind matching cabinetry.

A large central island provides additional storage, generous preparation space and a breakfast bar, making it the perfect social hub.

Natural light pours in through side and rear-facing UPVC double glazed windows, three Velux roof windows and impressive bi-fold doors which seamlessly connect the interior with the beautifully landscaped rear garden. A side composite door also provides external access.

The quality wood effect flooring continues throughout the kitchen, living and dining areas, complemented by two central heating radiators, decorative coving, recessed ceiling lighting and a feature marble fireplace with a decorative coal-effect gas fire and slate hearth, creating a warm and inviting atmosphere.

FIRST FLOOR LANDING

The spacious landing splits into two sections and benefits from front and rear-facing UPVC double glazed windows, a central heating radiator and access to the fully boarded loft via a loft ladder, complete with lighting and power. Original internal doors lead to the four double bedrooms and the luxurious family bathroom.

PRINCIPLE BEDROOM

A beautifully presented principal bedroom enjoying an abundance of natural light from the front-facing UPVC double glazed window. Character features include a picture rail, whilst a central heating radiator completes the room.

BEDROOM TWO

A delightful double bedroom overlooking the stunning rear garden through a UPVC double glazed window. Further enhanced by a picture rail, decorative tiled fireplace and central heating radiator.

BEDROOM THREE

A generous third double bedroom, ideal as a guest bedroom, nursery or home office. Featuring a front-facing UPVC double glazed window, picture rails, central heating radiator and fitted double wardrobe.

BEDROOM FOUR

Created as part of the property's extension, this spacious double bedroom enjoys dual-aspect front and rear-facing UPVC double glazed windows, a central heating radiator and access to an additional loft space.

FAMILY BATHROOM

A luxurious contemporary bathroom fitted with a stunning four-piece suite comprising a freestanding bath with shower mixer tap, a large walk-in shower featuring a rainfall shower head with separate handheld attachment, a stylish floating vanity unit with inset wash basin and a wall-hung low flush WC.

Beautifully finished with premium wall and floor tiling, decorative ceiling coving, a contemporary vertical radiator, ambient lighting and a rear-facing obscure UPVC double glazed window.

EXTERIOR

The property enjoys an impressive frontage with an attractive walled garden and electric remote-controlled sliding gates opening onto a substantial block-paved driveway, providing parking for numerous vehicles and leading to the garage. Secure gated access continues to the rear garden.

The rear garden is simply breathtaking, having been beautifully landscaped to create a private outdoor oasis. Featuring an array of mature trees, ornamental shrubs and colourful planting, the garden also offers low-maintenance gravelled areas, multiple seating and entertaining spaces, external lighting, outside power points and several water taps.

The garage is fitted with double doors, a rear pedestrian access door, power and lighting, plumbing for washing machine, space for a tumble dryer, and also houses the wall-mounted combination central heating boiler.

MULTI PURPOSE ENTERTAINMENT ROOM

A particularly impressive feature is the substantial detached multi-purpose building, currently utilised as a gym and entertainment space, together with a sauna and steam room, offering exceptional versatility for a variety of lifestyle needs.

Composite decking surrounds the building, whilst additional features include a timber summer house, greenhouse, vegetable growing area and an abundance of ornamental planting.

AGENTS NOTE

The current owners have significantly enhanced the property with the installation of a new roof together with upgraded insulation, further improving the home's efficiency and long-term appeal.

The property also benefits from a high-specification monitored alarm system, which is subject to a monthly service subscription. The new owners will have the option to take over the existing agreement should they wish to continue the service.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band D

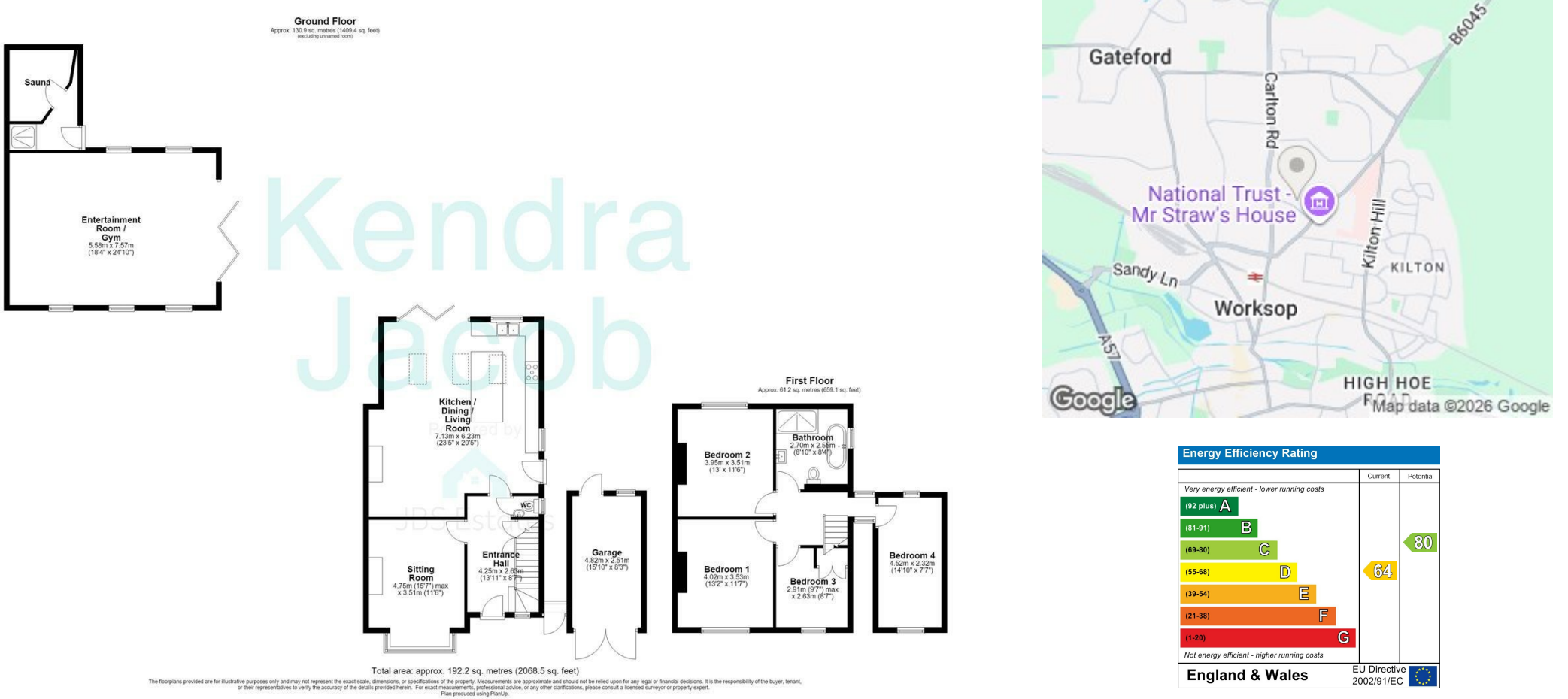
Viewings – By Appointment Only

Floor Area – 2065.20 sq ft

Tenure – Freehold







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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