



22 BEAUFORT WAY WORKSOP, S81 7NF

£165,000
FREEHOLD

GUIDE PRICE £165,000 - £170,000

This attractive property offers well-proportioned and thoughtfully arranged accommodation, making it an ideal home for a variety of buyers. The ground floor comprises a welcoming entrance hall, generous open-plan living room and a well-appointed kitchen diner with French doors opening onto the private rear garden. To the first floor are two comfortable double bedrooms and a modern three-piece family bathroom.

Externally, the property benefits from a substantial driveway providing off-road parking for several vehicles, an attractive front garden and a private, enclosed rear garden with established borders, lawned area and a dedicated seating space. The property is ideally positioned within Gateford, a highly desirable residential area of Worksop, close to a range of local schools, amenities and everyday facilities. Excellent transport links are also readily accessible, with convenient access to the A1 and M1 motorway networks, making the property well suited to commuters. Offering a combination of generous accommodation, excellent parking, a private garden and a sought-after location, this property would make an ideal purchase for first-time buyers, investors or those looking to downsize. Early viewing is highly recommended to fully appreciate the quality, presentation and location this lovely home has to offer.

**Kendra
Jacob**

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22 BEAUFORT WAY

• ***GUIDE PRICE £165,000 - £170,000*** • Well presented two-bedroom semi-detached family home. • Spacious and welcoming open-plan living accommodation. • Well-appointed kitchen diner with garden access. • Two generously sized double bedrooms. • Modern three-piece family bathroom. • Attractive private and enclosed rear garden. • Long driveway providing parking for several vehicles. • Close to local schools, amenities and everyday facilities. • Excellent A1 and M1 motorway links, ideal for commuters and perfectly suited to first-time buyers, investors or downsizers.



ENTRANCE HALLWAY

Accessed via a stylish side-facing composite entrance door, the welcoming entrance hall sets the tone for this beautifully presented home. Featuring a useful cloaks cupboard, attractive laminate wood-effect flooring, decorative dado rail and access to the spacious open-plan living room.

LIVING ROOM

A generously proportioned and immaculately presented reception space, enjoying a front-facing UPVC double-glazed window providing plenty of natural light. Further features include a central heating radiator, attractive laminate wood-effect flooring, wall lighting and an elegant wood-effect fireplace with marble hearth and gas-effect fire.

The room benefits from an open-plan spindle staircase rising to the first-floor landing, creating a bright and sociable feel, together with a door leading through to the kitchen diner.

KITCHEN DINER

The beautifully appointed kitchen is fitted with a comprehensive range of wall and base units, complemented by contrasting work surfaces incorporating a stainless-steel sink unit with mixer tap. Integrated appliances include an electric oven, gas hob and electric extractor fan.

There is also ample space for freestanding appliances, including a fridge freezer, washing machine and slimline dishwasher. The kitchen is partially tiled to the walls and

benefits from a wall-mounted central heating boiler, rear-facing UPVC double-glazed window and attractive laminate wood-effect flooring.

The flooring continues seamlessly into the dining area, which provides an excellent space for entertaining and family dining. Rear-facing UPVC double-glazed French doors open directly onto the private rear garden, while a central heating radiator completes the room.

FIRST FLOOR LANDING

The first-floor landing features an attractive spindle balustrade, useful cylinder cupboard, central heating radiator and doors providing access to two well-proportioned double bedrooms and the family bathroom.

PRINCIPLE BEDROOM

A spacious and beautifully presented principal bedroom, featuring a rear-facing UPVC double-glazed window, central heating radiator and access hatch to the loft space. A particularly useful range of fitted mirrored wardrobes spans one wall, providing excellent storage and enhancing the sense of space and light.

BEDROOM TWO

A further well-proportioned double bedroom with a front-facing UPVC double-glazed window and central heating radiator. The room also benefits from a bespoke fitted desk/dressing table, creating a versatile space ideal for working from home or getting ready.

BATHROOM

The immaculate three-piece family bathroom is fitted with

a contemporary white suite comprising a panelled bath with overhead electric shower and glazed shower screen, pedestal wash hand basin and low-flush WC.

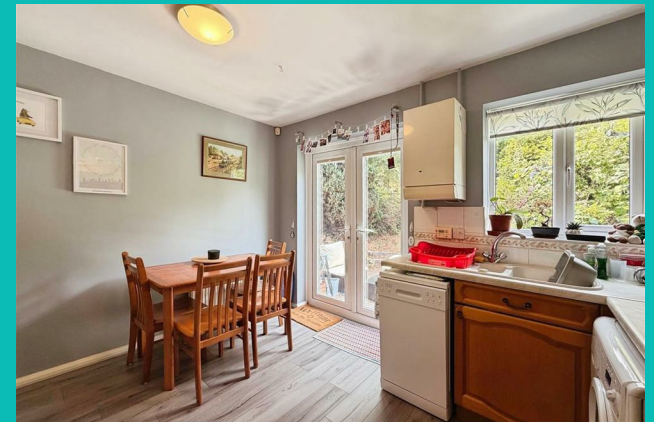
Further features include partially tiled walls, vinyl flooring, central heating radiator, electric extractor fan and a side-facing obscure UPVC double-glazed window, providing natural light while maintaining privacy.

EXTERIOR

To the front of the property is a charming garden area featuring a selection of mature shrubs and established trees, creating an attractive and welcoming approach. A lengthy driveway provides generous off-road parking for several vehicles, with gated access leading to the rear garden.

The rear garden is a particularly appealing feature of the property, being fully enclosed and offering an excellent degree of privacy. Predominantly laid to lawn, it is complemented by mature shrub and tree borders, a pleasant pebbled seating area and the added convenience of external lighting and a water tap.

22 BEAUFORT WAY





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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

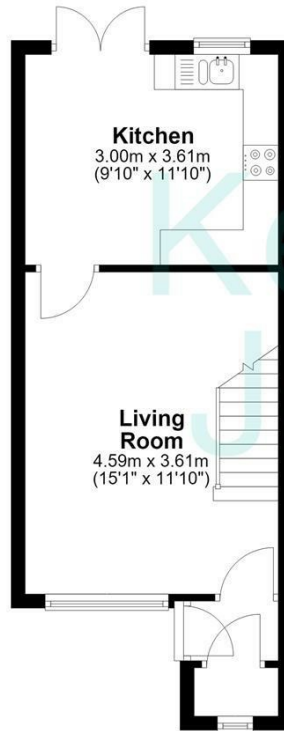
Floor Area – 620.60 sq ft

Tenure – Freehold



Ground Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.4 sq. feet)



Total area: approx. 57.7 sq. metres (620.6 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		86
(69-80) C		
(55-68) D	61	
(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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