



9 WARBLER WAY WORKSOP, S81 9FY

£260,000
FREEHOLD

*****GUIDE PRICE £260,000 - £280,000 *****

This exceptional show home standard four-bedroom detached family home is modern, stylish and contemporary, having been beautifully designed and tastefully decorated throughout to an impeccable standard. Offering spacious and well-planned accommodation over two floors, the property features a welcoming entrance hallway, a generous living room, an impressive open-plan kitchen diner with French doors opening onto the rear garden, separate utility room, downstairs WC, four well-proportioned bedrooms including a luxurious master suite with en-suite, and a high-quality family bathroom. Externally, there is a driveway providing ample off-road parking, garage, and a beautifully maintained enclosed rear garden ideal for families and entertaining. The property is situated on a quiet, small modern development within a sought-after village location, close to local shops, well-regarded schools and everyday amenities. It is also ideally positioned for commuting, with excellent access to Sheffield, Rotherham, Doncaster, Bawtry and Worksop, making it perfect for professionals and growing families alike.

Kendra
Jacob

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9 WARBLER WAY

- Show home standard four-bedroom detached family home
- Stylishly decorated and thoughtfully designed throughout
- Modern and contemporary living accommodation over two floors
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- Spacious living room and impressive open-plan kitchen diner
- Separate utility room and downstairs WC
- Luxurious master bedroom with en-suite shower room
- Three further well-proportioned bedrooms and family bathroom
- Driveway providing ample off-road parking and single garage
- Enclosed rear garden ideal for families and entertaining
- Quiet small modern development in a village location, well placed for commuting to Sheffield, Rotherham, Doncaster, Bawtry and Worksop



ENTRANCE HALLWAY

A front-facing composite entrance door opens into a welcoming and spacious hallway, tastefully decorated and well appointed. There is a side-facing uPVC double-glazed window, central heating radiator, staircase rising to the first-floor landing, and doors providing access to the generous living room, downstairs WC and open-plan kitchen diner.

LIVING ROOM

A spacious and attractive reception room featuring a front-facing and side-facing uPVC double-glazed window, allowing for plenty of natural light, together with a central heating radiator.

OPEN PLAN KITCHEN DINER

The kitchen is fitted with an extensive range of wall and base units complemented by coordinating work surfaces incorporating a stainless steel sink unit with mixer tap. Integrated appliances include a fan-assisted electric oven and gas hob with an electric extractor hood above. There is space for a freestanding fridge freezer and a rear-facing uPVC double-glazed window.

Laminate-effect vinyl flooring continues seamlessly into the dining area, which benefits from rear-facing uPVC double-glazed French doors opening onto the rear garden, and a central heating radiator. A door provides access to the utility room.

UTILITY ROOM

Fitted with a base unit and complementary work surface incorporating a stainless steel sink unit with mixer tap.

There is space and plumbing for a freestanding washing machine, a wall-mounted combination central heating boiler, central heating radiator, electric extractor fan and laminate-effect vinyl flooring. A side-facing composite door provides access to the rear garden.

DOWNSTAIRS WC

Comprising a white suite including a low-flush WC and pedestal wash hand basin with tiled splashback. Additional features include laminate-effect wood flooring, central heating radiator, ceiling downlights and a side-facing obscure uPVC double-glazed window.

FIRST FLOOR LANDING

A generously sized landing with a side-facing uPVC double-glazed window, central heating radiator, storage cupboard and loft access hatch. Spindle balustrade and doors lead to four bedrooms and the family bathroom.

MASTER BEDROOM

A beautiful principal bedroom with a front-facing uPVC double-glazed window, central heating radiator and door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

A luxurious suite comprising a walk-in shower enclosure with mains-fed shower and tiled splashbacks, pedestal wash hand basin with tiled splashback and low-flush WC. Finished with laminate-effect vinyl flooring, central heating radiator, electric extractor fan and side-facing obscure uPVC double-glazed window.

BEDROOM TWO

A second double bedroom with a rear-facing uPVC double-glazed window, central heating radiator and space for freestanding furniture.

BEDROOM THREE

A third double bedroom, currently utilised as a dressing room/study, with a rear-facing uPVC double-glazed window and central heating radiator.

BEDROOM FOUR

A well-proportioned fourth bedroom featuring a front-facing uPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

A luxurious bathroom suite comprising a panelled bath, pedestal wash hand basin, low-flush WC and tiled splashbacks. Additional features include a central heating radiator, laminate-effect vinyl flooring, electric extractor fan and a side-facing obscure uPVC double-glazed window.

EXTERIOR

To the front of the property is an open-plan garden, mainly laid to lawn, together with a long driveway providing off-road parking for several vehicles and leading to the garage.

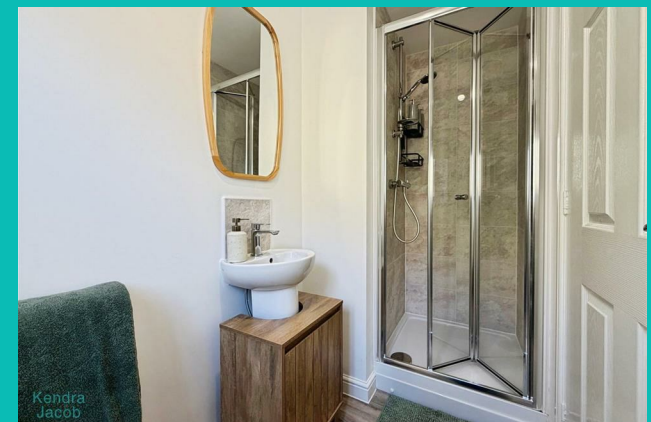
There is gated access to the rear garden.

The rear boasts a beautifully maintained enclosed garden, ideal for families and entertaining. Predominantly laid to lawn, it also features a paved patio seating area, pergola, external lighting and outside water tap.

GARAGE

A single garage with an up-and-over door to the front and a separate rear access door.

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ADDITIONAL INFORMATION

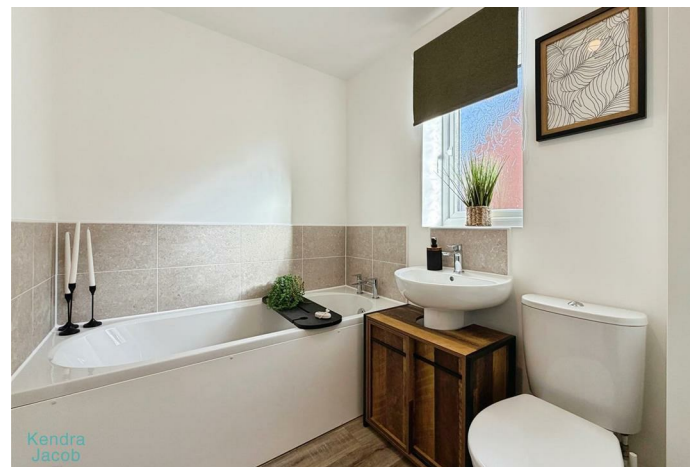
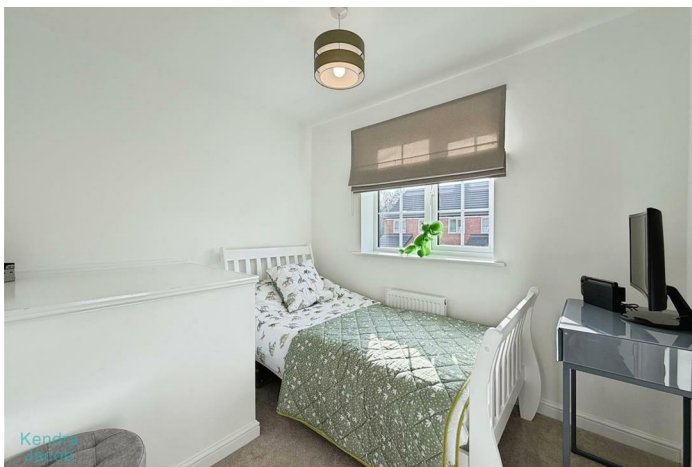
Local Authority – Bassetlaw

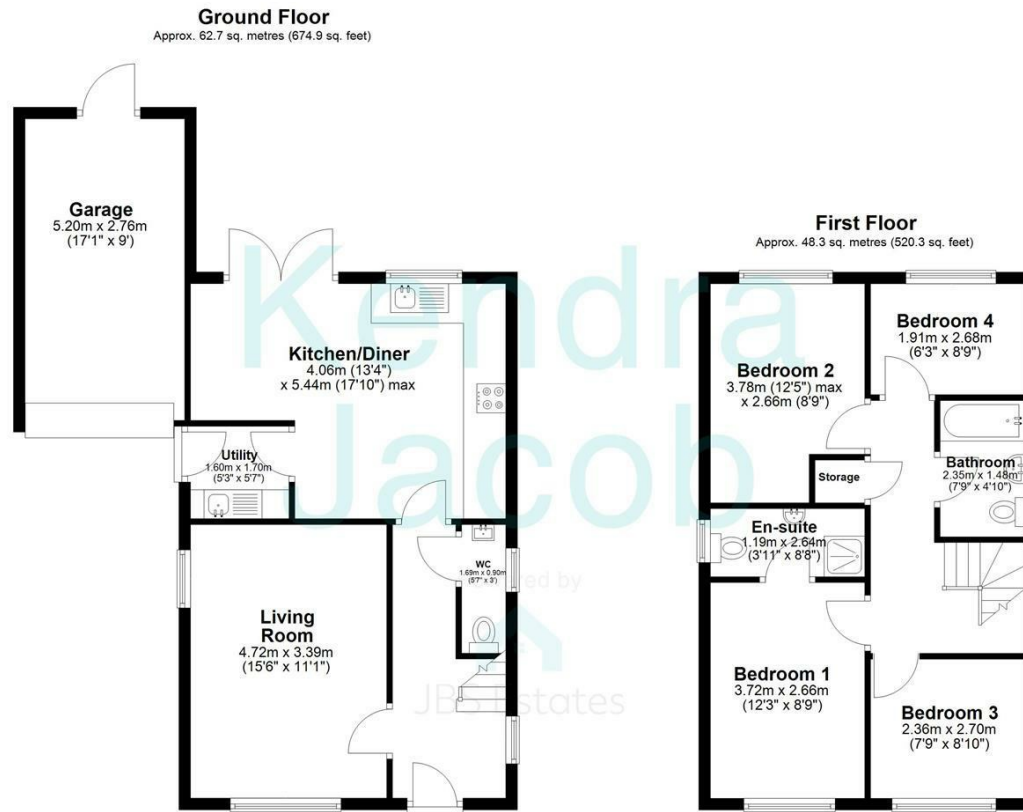
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1195.10 sq ft

Tenure – Freehold





Total area: approx. 111.0 sq. metres (1195.1 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		
(69-80) C		
(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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