



18 CHERRY TREE DRIVE WORKSOP, S80 4GY

£170,000
FREEHOLD

This beautifully presented modern three-bedroom semi-detached family home is situated within a highly sought-after village location, offering the perfect blend of contemporary living and everyday convenience. Ideally positioned close to a range of local shops, well-regarded schools and amenities, the property also enjoys excellent transport links to Clowne, Mansfield, Chesterfield, Sheffield, Rotherham and Worksop.

The accommodation briefly comprises a welcoming entrance hallway, spacious living room, stylish kitchen/dining room, ground floor WC, three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a driveway providing off-road parking for two vehicles, an integral garage and a well-maintained enclosed rear garden with patio seating area, ideal for family life and outdoor entertaining.

Finished to a high standard throughout, this attractive home would be ideal for first-time buyers, growing families or those looking to downsize without compromising on space or location. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

**Kendra
Jacob**

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18 CHERRY TREE DRIVE

- Modern three-bedroom semi-detached family home
- Highly sought-after village location
- Spacious and well-presented accommodation throughout
- Stylish kitchen/dining room ideal for family living
- Bright and generous living room
- Ground floor WC and contemporary family bathroom
- Driveway providing off-road parking for two vehicles
- Integral garage with utility area
- Enclosed rear garden with patio seating area
- Conveniently located for Clowne, Mansfield, Chesterfield, Sheffield, Rotherham and Worksop



ENTRANCE HALLWAY

A composite entrance door opens into a welcoming entrance hallway, featuring a side-facing uPVC double-glazed window, central heating radiator and staircase rising to the first-floor landing.

LIVING ROOM

A spacious and beautifully presented living room, finished in a contemporary style and enjoying a front-facing uPVC double-glazed window. Additional features include coving to the ceiling, a central heating radiator, attractive natural wood flooring and an open doorway leading through to the kitchen/dining room.

KITCHEN DINER

The stylish kitchen is fitted with a range of modern wall and base units complemented by contrasting work surfaces, incorporating a stainless steel sink unit with mixer tap. Integrated appliances include an electric oven with a four-ring gas hob and extractor canopy above. There is ample space for freestanding appliances, including a fridge freezer and dishwasher. The kitchen benefits from partially tiled walls, a rear-facing uPVC double-glazed window and tiled flooring which continues seamlessly into the dining area.

The dining area provides an excellent space for family dining and entertaining, with a central heating radiator and rear composite door giving access to the garden. Internal doors lead to the integral garage and ground-floor WC.

DOWNSTAIRS WC

Fitted with a modern white two-piece suite comprising a

low-flush WC and wall-mounted wash hand basin with tiled splashback. Additional features include tiled flooring, a central heating radiator, extractor fan and a rear-facing obscure uPVC double-glazed window.

FIRST FLOOR LANDING

The landing provides access to the loft space via a ceiling hatch, a useful built-in storage cupboard, three well-proportioned bedrooms and the family bathroom.

MASTER BEDROOM

A generous principal bedroom featuring a front-facing uPVC double-glazed window, central heating radiator, built-in storage cupboard and a range of quality fitted wardrobes spanning one wall.

BEDROOM TWO

A spacious second double bedroom with a front-facing uPVC double-glazed window, central heating radiator and fitted double wardrobes.

BEDROOM THREE

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

FAMILY BATHROOM

Appointed with a contemporary white three-piece suite comprising a panelled bath with shower mixer tap and glazed shower screen, vanity wash hand basin and low-flush WC. The bathroom further benefits from partially tiled walls, tiled flooring, a central heating radiator, extractor fan and a rear-facing obscure uPVC double-glazed window.

OUTSIDE

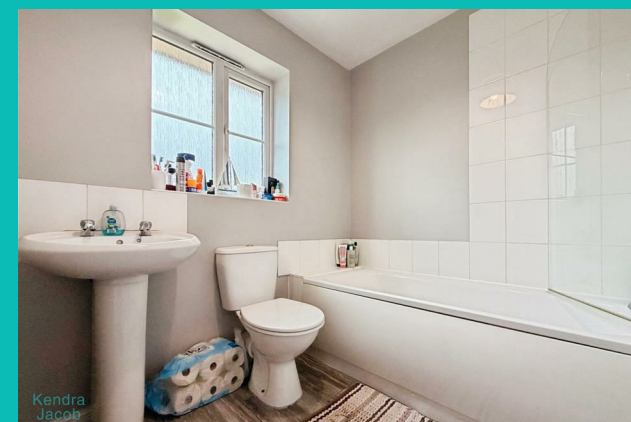
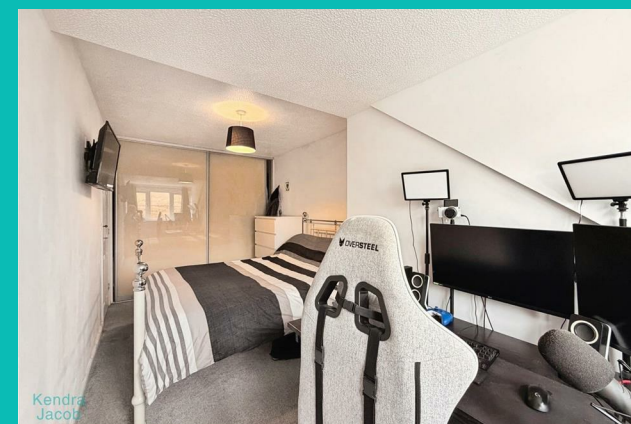
To the front of the property is an open-plan garden and a pebble-finished driveway with EV charging point, providing off-road parking for two vehicles, leading to the integral garage. Gated side access leads to the rear garden.

The rear garden is fully enclosed, offering a private and well-maintained outdoor space, predominantly laid to lawn with a paved patio area ideal for outdoor dining and entertaining.

INTEGRAL GARAGE

The integral garage is fitted with an up-and-over door and benefits from power and lighting. A practical utility area provides additional worktop space and plumbing for an automatic washing machine.

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ADDITIONAL INFORMATION

Local Authority – Bolsover

Council Tax – Band B

Viewings – By Appointment Only

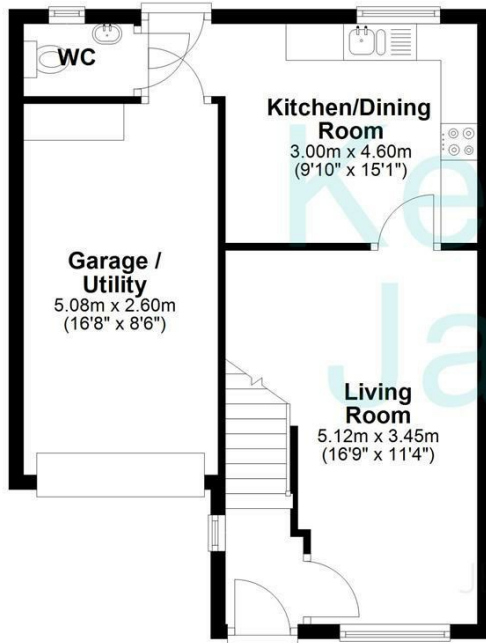
Floor Area – 908.10 sq ft

Tenure – Freehold



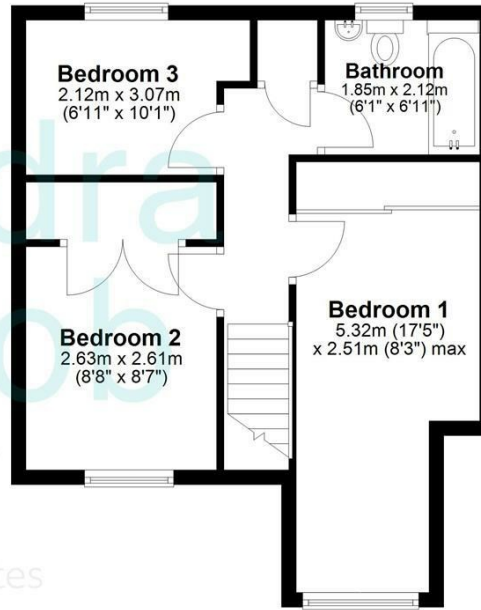
Ground Floor

Approx. 45.1 sq. metres (484.9 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 84.4 sq. metres (908.1 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		77	86
(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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