94 PLANTATION HILL

WORKSOP, S81 0QN

£150,000

FREEHOLD

A spacious three-bedroom semi-detached family home, ideally located in the highly sought-after area of Kilton, Worksop. This well-proportioned property offers generous living accommodation throughout and is within walking distance of local shops, schools, and amenities, making it perfect for families.

Internally, the home features an entrance porch and hallway, a bright breakfast kitchen, a spacious living room, a separate dining room/study, and a conservatory overlooking the rear garden. Upstairs, there are three well-sized bedrooms, a family bathroom, and a separate WC. The master bedroom also benefits from fitted wardrobes and a walk-in shower unit.

Externally, the property boasts a walled front garden with a block-paved driveway providing off-road parking for two vehicles, and a fully enclosed rear garden with a lawn, patio seating area, and established borders.

In need of some modernisation, this property presents an excellent opportunity for buyers looking to add their own personal touch in a desirable location.

Kendra Jacob

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• Three-bedroom semi-detached family home • Located in the sought-after area of Kilton, Worksop • Within walking distance of local shops, schools & amenities • Spacious living room with patio doors to the conservatory • Bright breakfast kitchen with breakfast bar and storage • Versatile dining room/study/playroom with garden access • Three well-proportioned bedrooms with fitted wardrobes • Family bathroom with separate WC • Driveway providing off-road parking for two vehicles • Enclosed rear garden with patio, lawn & mature borders

ENTRANCE PORCH

A welcoming entrance porch accessed via a front-facing uPVC double-glazed door, complemented by front and side-facing uPVC double-glazed windows. Finished with tiled flooring and providing access through a further uPVC or glazed door into the entrance hallway.

ENTRANCE HALLWAY

A spacious entrance hallway featuring a side-facing obscure uPVC double-glazed window, tiled flooring, and a central heating radiator with an attractive cover. The hallway offers access to the breakfast kitchen and dining room, with a staircase rising to the first-floor landing.

BREAKFAST KITCHEN

A bright and generously proportioned breakfast kitchen fitted with a range of high-gloss cream wall and base units, complete with complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances include an electric oven and a four-ring gas hob with an electric extractor fan above. There is ample space for a freestanding fridge freezer, plumbing for an automatic washing machine, a useful display unit and a built-in storage cupboard. A breakfast bar offers additional seating and informal dining space. The room benefits from two front-facing uPVC double-glazed windows, part-tiled walls, tiled flooring, coving to the ceiling, and a central heating radiator with cover. A door provides access to the living room.

LIVING ROOM

A generously sized and well-appointed living room with rear-facing uPVC double-glazed patio doors opening into the conservatory. Features include a central heating radiator and coving to the ceiling, creating a comfortable and airy reception space.

CONSERVATORY

A lovely addition to the home, the conservatory is constructed with uPVC double-glazing and benefits from front and side-facing windows, along with a side entrance door that leads out onto a paved patio area. With tiled flooring and wall lighting, this versatile space is ideal for year-round enjoyment.

DINING ROOM

This adaptable room could serve as a formal dining room, study, or playroom. It features a rear-facing uPVC double-glazed window, central heating radiator, coving to the ceiling, decorative dado rail, and a storage cupboard. A side-facing uPVC double-glazed entrance door provides access to the rear garden.

FIRST FLOOR LANDING

Spacious landing area with access hatch to the loft, coving to the ceiling, downlights, and doors leading to three well-proportioned bedrooms, a family bathroom, and a separate WC.

MASTER BEDROOM

A double bedroom to the rear aspect with a uPVC double-glazed window, central heating radiator, coving to the ceiling, and an over-stairs storage cupboard with shelving. The room benefits from fitted mirrored wardrobes to one

wall and includes a stylish corner walk-in shower unit with electric shower, tiled surround, and ceiling downlights.

BEDROOM TWO

A second generously sized double bedroom with a rear-facing uPVC double-glazed window, central heating radiator, coving to the ceiling, dado rail, and a full range of fitted wardrobes to one wall.

BEDROOM THREE

A spacious third bedroom situated to the front of the property, featuring a uPVC double-glazed window, central heating radiator, decorative coving, fitted mirrored wardrobes, and a cylinder cupboard offering additional storage.

BATHROOM

The family bathroom comprises a panelled bath with mains-fed overhead shower and screen, pedestal wash basin, fully tiled walls, tiled flooring, central heating radiator, ceiling downlights, and a front-facing obscure uPVC double-glazed window.

SEPARATE WC

Fitted with a white low flush WC and a small corner hand wash basin with tiled splashback. Also includes tiled flooring and a front-facing obscure uPVC double-glazed window.

EXTERIOR

To the front of the property lies a walled garden, primarily laid to lawn, with wrought iron double gates leading to a block-paved driveway offering off-road parking for two vehicles. Gated access to the rear of the home is also available.

To the rear is a beautifully enclosed garden, featuring a paved patio seating area perfect for outdoor entertaining, a well-maintained lawn with established borders, raised flowerbeds, exterior lighting, and a water tap.

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Kendra
Jacob

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 953.70 sq ft

Tenure – Freehold

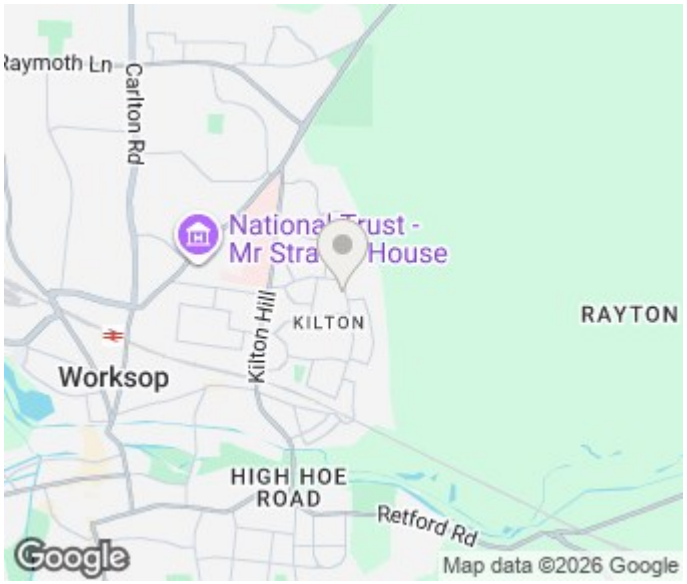
Ground Floor
Approx. 48.2 sq. metres (519.0 sq. feet)

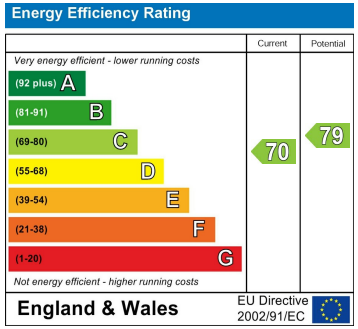
First Floor
Approx. 40.4 sq. metres (434.6 sq. feet)

Total area: approx. 88.6 sq. metres (953.7 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.





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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