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## 47 MOUNT AVENUE WORKSOP, S81 7JN

£200,000  
FREEHOLD

\*\*\*GUIDE PRICE £200,000 - £220,000\*\*\*

A wonderful opportunity to acquire a traditional yet stylishly modernised and extended three-bedroom semi-detached family home, beautifully presented throughout. This attractive property perfectly blends period charm with contemporary living, offering well-proportioned accommodation including two elegant reception rooms, an extended modern fitted kitchen, three generous bedrooms and a luxurious four-piece family bathroom. Externally, the home benefits from a driveway providing off-road parking, a garage, and a private rear garden mainly laid to lawn with a useful brick-built outbuilding.

Ideally situated in a superb and highly regarded location in Worksop, the property is conveniently positioned close to well-regarded primary and secondary schools, Worksop College, Worksop railway station, along with a variety of shops and everyday amenities, making it an excellent choice for families and commuters alike.

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# 47 MOUNT AVENUE

- **\*\*\*GUIDE PRICE £200,000 - £220,000\*\*\***
- Traditional and extended three-bedroom semi-detached family home
- Beautifully presented, blending period charm with modern finishes
- Two elegant reception rooms with quality flooring
- Stylish extended kitchen with integrated appliances
- Three well-proportioned bedrooms with fitted storage
- Luxurious four-piece contemporary family bathroom
- Driveway providing off-road parking and Garage
- Private rear garden laid mainly to lawn with brick outbuilding
- Superb location in Worksop close to schools, Worksop College, Worksop railway station, shops and amenities



## ENTRANCE PORCH

A charming entrance porch accessed via uPVC double glazed French doors, creating a bright and inviting first impression. The porch features tiled flooring and a further internal door opening into the welcoming reception hallway.

## ENTRANCE HALLWAY

A beautifully appointed and tastefully decorated hallway blending traditional character with modern comfort.

Attractive wood panelling adorns the walls, while a classic spindle staircase rises to the first-floor landing. There is a generous understairs storage cupboard, a central heating radiator and quality wood flooring throughout. Doors provide access to the principal reception rooms.

## LIVING ROOM

An elegant and well-proportioned living room featuring a front-facing uPVC double glazed bay window that allows for an abundance of natural light. A central heating radiator completes this comfortable and inviting space.

## DINING ROOM

A spacious dining room ideal for both family dining and entertaining, with a rear-facing uPVC double glazed window, two central heating radiators and quality wood flooring. An opening leads seamlessly into the extended kitchen, enhancing the sense of flow and practicality.

## KITCHEN

A stylish and modern fitted kitchen comprising a comprehensive range of wall and base units with complementary work surfaces incorporating a sink unit

with mixer tap. Integrated appliances include an electric oven and gas hob with an extractor canopy above, with additional space for a freestanding fridge freezer and washing machine. The kitchen benefits from tiled flooring, ceiling downlighting, two rear-facing uPVC double glazed windows and a rear uPVC double glazed door providing direct access to the garden.

## FIRST FLOOR LANDING

With a side-facing obscure uPVC double glazed window, loft access hatch and doors leading to three well-proportioned bedrooms and the family bathroom.

## PRINCIPLE BEDROOM

A generous principal bedroom featuring a front-facing uPVC double glazed bay window, central heating radiator and two fitted double wardrobes to one wall, offering ample storage.

## BEDROOM TWO

A spacious second double bedroom with a rear-facing uPVC double glazed window, central heating radiator, fitted double wardrobes and bespoke Ottoman-style storage.

## BEDROOM THREE

A well-sized third bedroom, currently utilised as a home office, with a front-facing uPVC double glazed window and central heating radiator.

## FAMILY BATHROOM

A luxurious four-piece suite in white comprising a panelled bath with shower mixer tap, a corner walk-in shower enclosure with rainfall shower and additional handheld

attachment, vanity wash hand basin and low-flush WC.

The room is fully tiled to both walls and floor and further benefits from two contemporary heated towel rails, an electric extractor fan, ceiling downlights and a rear-facing obscure uPVC double glazed window.

#### EXTERIOR

To the front, the property enjoys a walled garden with a driveway providing off-road parking for several vehicles, leading to the garage and gated access to the rear. The rear garden is private and predominantly laid to lawn, offering a pleasant outdoor space, and includes a brick-built outbuilding ideal for storage.

#### GARAGE

The garage is fitted with an up-and-over door, power and lighting, and a rear access door for added convenience.

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## ADDITIONAL INFORMATION

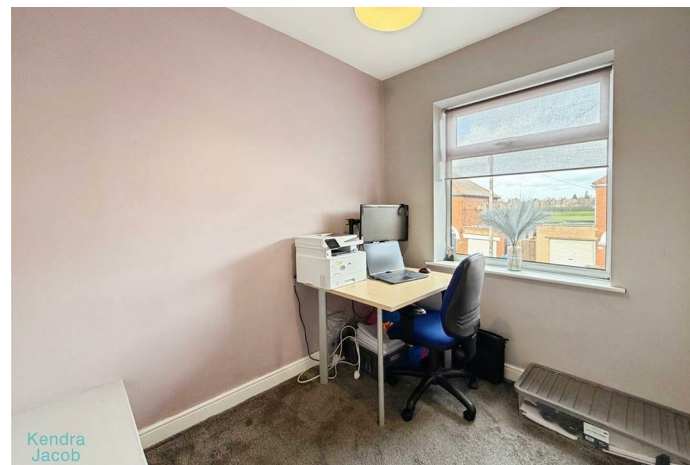
**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

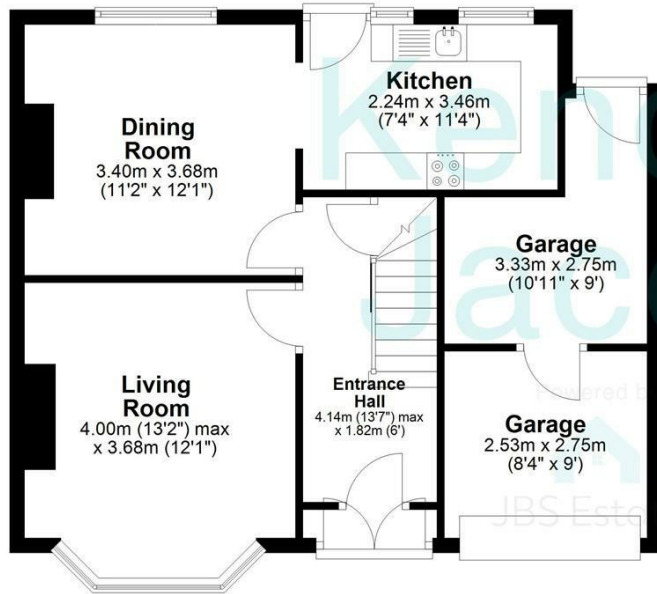
**Floor Area** – 1048.30 sq ft

**Tenure** – Freehold



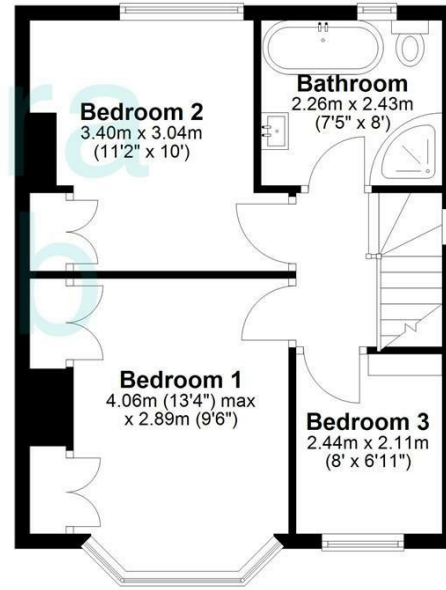
### Ground Floor

Approx. 58.0 sq. metres (624.5 sq. feet)



### First Floor

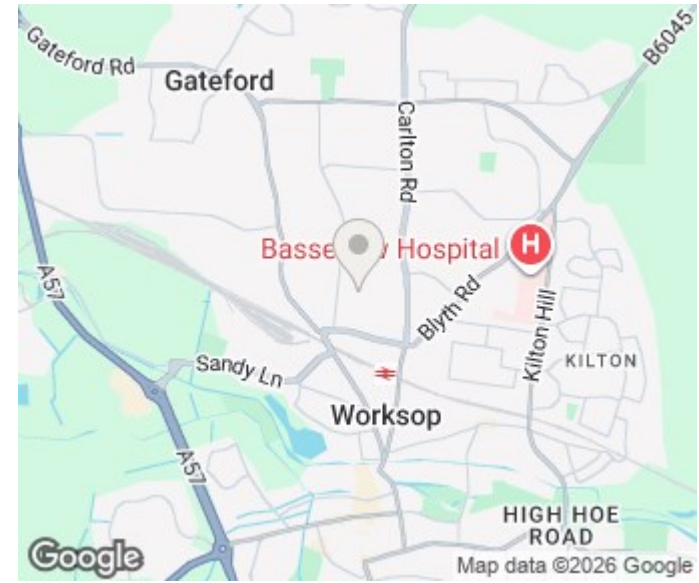
Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 97.4 sq. metres (1048.3 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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