



## 14 SEROTINE ROAD WORKSOP, S81 8GA

£260,000  
FREEHOLD

A beautifully presented three-bedroom semi-detached family home, situated in the highly sought-after residential area of Gateford in Worksop. Ideally located close to a range of local shops, well-regarded schools, and everyday amenities, the property also benefits from excellent transport links with convenient access to the A1 and M1 motorway networks, providing straightforward routes to nearby towns and city centres.

Stylishly appointed throughout, the property offers modern and versatile living accommodation, including an inviting entrance hallway, downstairs WC, and a stunning open-plan kitchen, living and dining area designed for contemporary family living. To the first floor are two well-proportioned bedrooms and a luxurious family bathroom, while the second floor hosts an impressive principal bedroom complete with dressing area and private en-suite shower room.

Externally, the property enjoys an attractive open-plan front garden with driveway parking for several vehicles and a beautifully maintained enclosed rear garden with patio seating area and lawn, perfect for outdoor relaxation and entertaining.

This superb home combines stylish interiors with a desirable location, making it an ideal purchase for families and professionals alike.

Kendra  
Jacob

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# 14 SEROTINE ROAD

- Beautifully presented three-bedroom semi-detached family home
- Situated in the highly sought-after area of Gateford, Worksope
- Close to local shops, well-regarded schools and everyday amenities
- Excellent transport links with easy access to the A1 and M1 motorways
- Stylish open-plan kitchen, living and dining area
- Downstairs WC and welcoming entrance hallway
- Three well-proportioned bedrooms arranged over three floors
- Modern family bathroom and en-suite to the principal bedroom
- Driveway providing off-road parking for several vehicles
- Attractive enclosed rear garden with patio seating area and lawn



## ENTRANCE HALLWAY

A composite front entrance door opens into a welcoming hallway, tastefully appointed and well presented. The space features a central heating radiator, quality laminate flooring, and a staircase rising to the first floor with attractive spindle balustrade. Internal doors provide access to the downstairs WC and the impressive open-plan kitchen, living and dining area.

## DOWNSTAIRS WC

Fitted with a modern white suite comprising a low-flush WC and pedestal wash hand basin with tiled splashback. Additional features include a central heating radiator, laminate wood flooring, and a front-facing obscure uPVC double-glazed window allowing natural light while maintaining privacy.

## OPEN PLAN KITCHEN LIVING DINING ROOM

The heart of the home is this stylish and spacious open-plan living space, perfect for both everyday living and entertaining.

The contemporary kitchen is fitted with a range of high-quality wall and base units complemented by coordinated work surfaces. Integrated appliances include a stainless steel sink with mixer tap, built-in double oven, five-ring gas hob with extractor hood above, and an integrated fridge freezer. There is additional space and plumbing for an automatic washing machine and dishwasher. The wall-mounted combination central heating boiler is neatly concealed within a matching cupboard. Further features include under-cabinet lighting, ceiling downlights, a central

heating radiator, and a front-facing uPVC double-glazed window. Quality laminate flooring continues seamlessly through to the living and dining area.

The living and dining area is filled with natural light, benefitting from uPVC double-glazed windows and French doors opening onto the attractive rear garden. Additional side-facing windows and two rear Velux roof windows enhance the bright, airy feel of the space. The room also features ceiling downlights, a central heating radiator, and a generous under-stairs storage cupboard.

## FIRST FLOOR LANDING

Featuring stylish spindle balustrading and a central heating radiator, the landing provides access to two well-proportioned bedrooms, the family bathroom, and a staircase rising to the second floor.

## BEDROOM TWO

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

## BEDROOM THREE

A well-sized third bedroom, currently used as a home office or hobby room. The room includes a front-facing uPVC double-glazed window and central heating radiator.

## FAMILY BATHROOM

A luxurious modern bathroom suite in white comprising a panelled bath with overhead mains shower and glass shower screen, wall-mounted vanity wash hand basin, and low-flush WC. The room is partially tiled and includes

laminated wood flooring, a chrome heated towel radiator, recessed ceiling downlights, and a side-facing obscure uPVC double-glazed window.

#### **SECOND FLOOR LANDING**

Accessed via a staircase from the first floor, the landing features a front-facing uPVC double-glazed window and central heating radiator, leading to the impressive principal bedroom.

#### **PRINCIPLE BEDROOM**

An outstanding principal bedroom offering generous proportions and a stylish design. The room features two impressive front-facing Velux roof windows providing excellent natural light, attractive spindle balustrading, a dedicated dressing area, and loft access. A door leads through to the private en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

A contemporary three-piece suite in white comprising a walk-in shower with mains-fed rainfall shower, wall-mounted vanity wash hand basin, and low-flush WC. The room is partially tiled and benefits from laminated wood flooring, a chrome heated towel radiator, recessed ceiling downlights, and a rear-facing Velux roof window.

#### **OUTSIDE**

To the front of the property is an attractive open-plan garden and a driveway providing off-road parking for several vehicles, along with gated access to the rear. The rear of the property boasts a beautifully maintained enclosed garden, featuring a paved patio seating area ideal

for outdoor dining, a well-kept lawn with established borders, external lighting, and an outside water supply.

## **14 SEROTINE ROAD**





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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band C

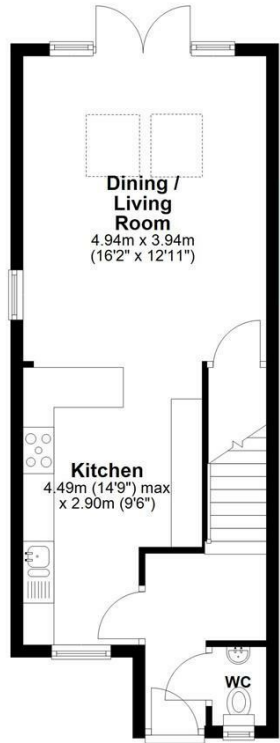
**Viewings** – By Appointment Only

**Floor Area** – 1010.90 sq ft

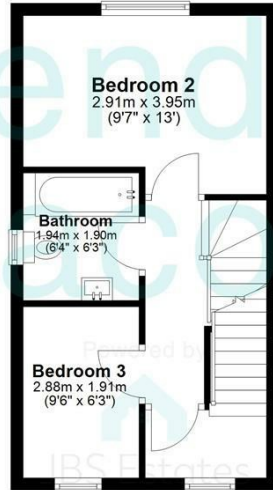
**Tenure** – Freehold



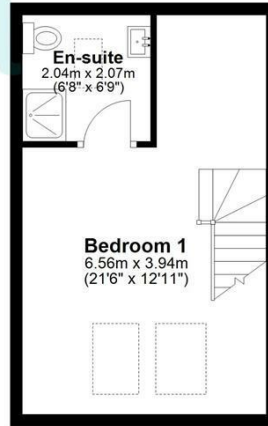
**Ground Floor**  
Approx. 40.1 sq. metres (431.6 sq. feet)



**First Floor**  
Approx. 28.4 sq. metres (305.7 sq. feet)



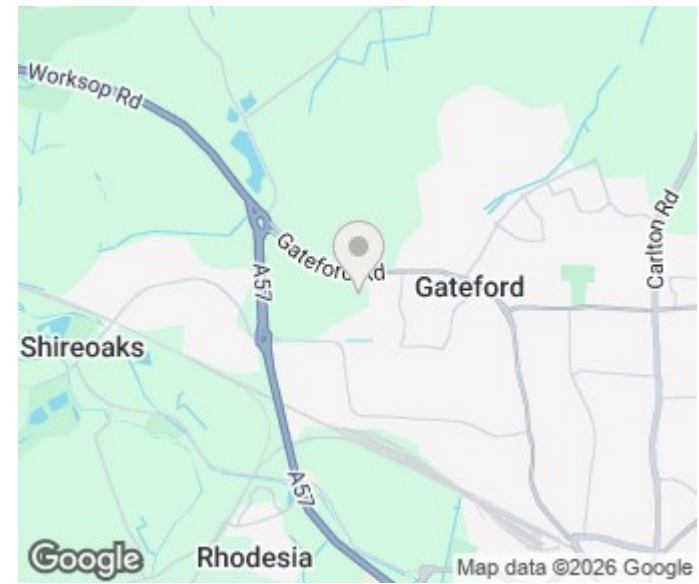
**Second Floor**  
Approx. 25.4 sq. metres (273.6 sq. feet)



Total area: approx. 93.9 sq. metres (1010.9 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>			94
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</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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