



36 MARKHAM ROAD WORKSOP, S81 9SD

£150,000
FREEHOLD

GUIDE PRICE £150,000 - £160,000

Offered for sale is this spacious three-bedroom semi-detached family home, occupying a beautiful corner plot within a highly sought-after village location. Whilst the property would benefit from some cosmetic updating in places, it offers fantastic potential for buyers looking to create a wonderful long-term family home.

The accommodation is well proportioned throughout and briefly comprises an entrance hallway, generous dual-aspect living room, spacious kitchen diner, downstairs WC, rear porch, three good-sized bedrooms and a modern family bathroom. Externally, the property truly excels, enjoying attractive gardens to the front, side and rear, a block-paved driveway, summer house and an impressive entertainment room with covered seating area, making it ideal for families and those who enjoy entertaining.

Conveniently situated within walking distance of local shops, everyday amenities, a well-regarded primary school and the picturesque Langold Country Park, this property combines spacious living accommodation with an excellent village setting. An early viewing is highly recommended to fully appreciate the potential, plot size and lifestyle opportunity on offer.

Kendra
Jacob

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36 MARKHAM ROAD

- ***GUIDE PRICE £150,000 - £160,000***
- Spacious three-bedroom semi-detached family home
- Occupying a generous corner plot with attractive gardens
- Highly sought-after village location
- Spacious dual-aspect living room with French doors to the garden
- Well-proportioned kitchen diner ideal for family living
- Three good-sized bedrooms and a modern family bathroom
- Fantastic entertainment room with built-in bar, power and lighting
- Driveway, summer house and multiple outdoor seating areas
- Within walking distance of shops, amenities, primary school and Langold Country Park



ENTRANCE HALLWAY

A welcoming and spacious entrance hallway accessed via a front-facing uPVC double-glazed entrance door. The hallway provides access to the first-floor staircase and doors leading to the generous living room and open-plan kitchen diner.

LIVING ROOM

A bright and exceptionally spacious dual-aspect living room featuring a front-facing uPVC double-glazed window and rear-facing uPVC double-glazed French doors opening onto the paved patio and garden beyond. The room benefits from a central heating radiator, attractive laminate wood flooring and a feature tiled fireplace, creating a warm and inviting focal point.

KITCHEN DINER

A superbly proportioned kitchen diner, ideal for modern family living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units complemented by solid wood worktops and incorporating a ceramic sink with mixer tap. There is space for a freestanding range-style cooker with a solid wood mantel above, along with designated space for a washing machine and fridge freezer. Additional features include partially tiled walls, laminate wood flooring, a central heating radiator, and dual-aspect front and rear-facing uPVC double-glazed windows which allow an abundance of natural light. A rear-facing uPVC double-glazed door leads into the rear porch, whilst a further door provides access to the downstairs WC.

DOWNSTAIRS WC

Fitted with a white suite comprising a low-flush WC. The room benefits from partially tiled walls, a large built-in storage cupboard and a rear-facing obscure uPVC double-glazed window.

REAR PORCH

A useful and versatile addition to the property, featuring uPVC double-glazed windows and a door providing access to the rear garden. There is additional worktop space, room for freestanding appliances and a tiled floor covering.

FIRST FLOOR LANDING

spacious landing with a rear-facing uPVC double-glazed window, loft access hatch and doors leading to three well-proportioned bedrooms and the family bathroom.

MASTER BEDROOM

A particularly spacious principal bedroom offering excellent proportions and scope for cosmetic enhancement. The room benefits from both front and rear-facing uPVC double-glazed windows, two central heating radiators and a useful storage cupboard housing the wall-mounted central heating boiler.

BEDROOM TWO

A generous double bedroom, currently utilised as a home office. Features include a rear-facing uPVC double-glazed window, central heating radiator and laminate wood flooring.

BEDROOM THREE

A well-proportioned third bedroom, currently used as a

dressing room. The room benefits from a rear-facing uPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

A stylish and contemporary bathroom fitted with a modern white suite comprising a panelled bath with mains-fed waterfall shower, mixer tap and glass shower screen, pedestal wash hand basin and low-flush WC. Additional features include attractive splashback wall panelling, vinyl flooring, recessed ceiling spotlights, a chrome heated towel rail and a rear-facing obscure uPVC double-glazed window.

EXTERIOR

Occupying a generous corner plot, the property enjoys attractive gardens to the front, side and rear. The front garden is mainly laid to lawn, with gated access leading to the side and rear. The rear garden has been thoughtfully designed to provide a variety of outdoor living spaces, including a block-paved driveway, paved patio seating areas, lawned garden, wooden summer house and an impressive entertainment area with covered seating, making it ideal for family gatherings and social occasions.

ENTERTAINMENT ROOM

A fantastic and versatile outdoor entertaining space constructed with a timber frame and attractive balustrading beneath a pitched roof. The room features two sets of uPVC double-glazed French doors, Indian Slate flooring, a built-in bar, power and lighting. Offering exceptional flexibility, this space could be utilised as a home office, games room, children's playroom, hobby room or outdoor

entertaining suite.

36 MARKHAM ROAD





Family where life begins
& love never ends



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ADDITIONAL INFORMATION

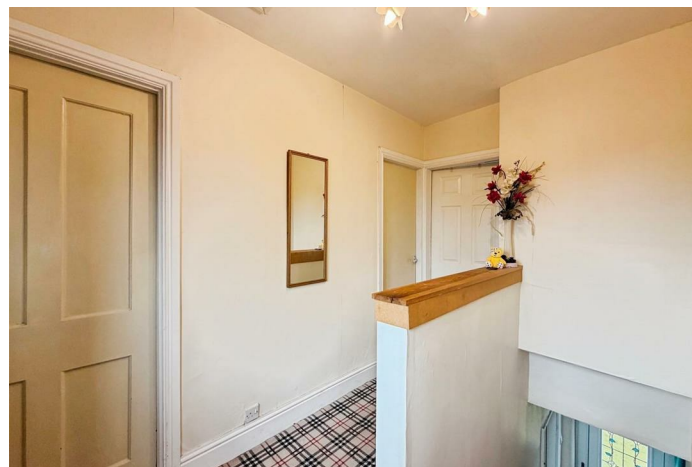
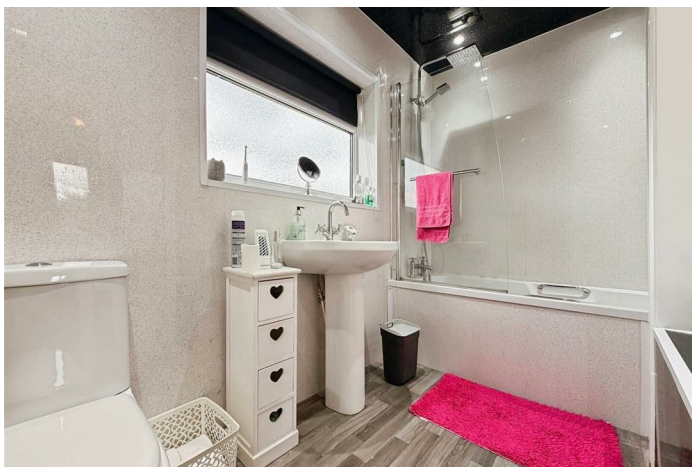
Local Authority – Bassetlaw

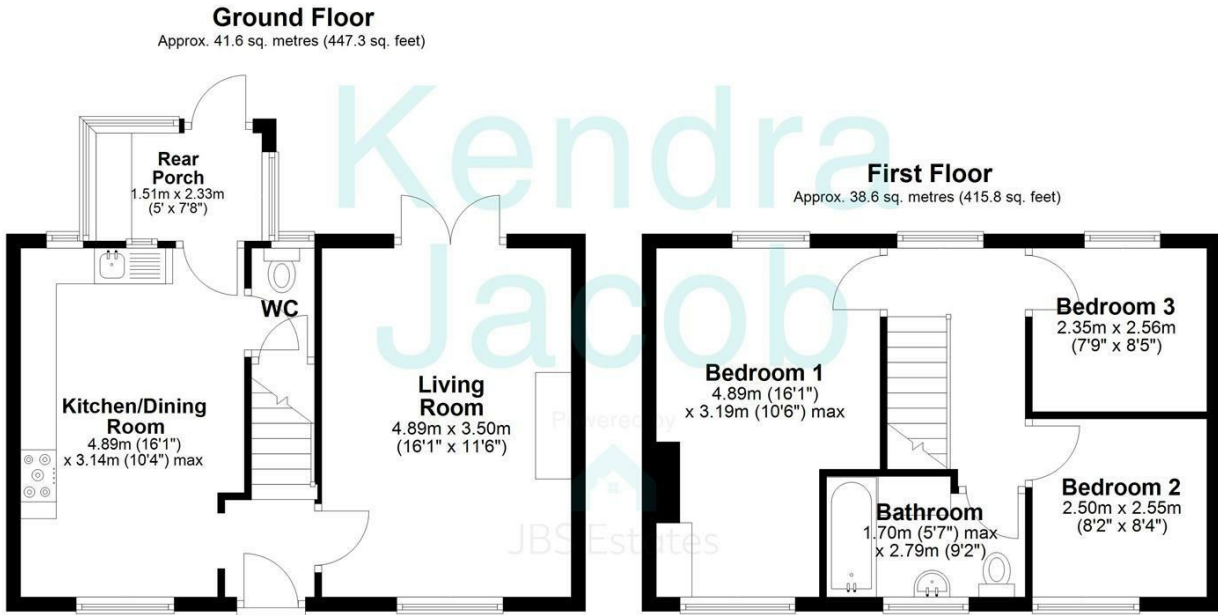
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 863.10 sq ft

Tenure – Freehold





Total area: approx. 80.2 sq. metres (863.1 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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