



## 70 WOODHOUSE CLOSE WORKSOP, S80 3LF

**£160,000**  
**FREEHOLD**

\*\*\*\*\*GUIDE PRICE £160,000-£170,000\*\*\*\*\*

A tastefully decorated and stylish three-bedroom end-terraced family home, occupying a desirable residential position and offering beautifully presented, ready-to-move-into accommodation throughout. Ideally suited to first-time buyers, growing families, and professional couples alike, the property briefly comprises a welcoming entrance hall, downstairs WC, generous living room, spacious dining kitchen, and a superb conservatory to the ground floor.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom. Externally, the property benefits from off-road parking and an attractive enclosed rear garden, featuring a well-maintained lawn, patio seating area, and established plants and shrubs, creating a private and enjoyable outdoor space ideal for relaxing and entertaining.

**Kendra  
Jacob**

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# 70 WOODHOUSE CLOSE

- GUIDE PRICE £160,000-£170,000 • THREE BEDROOMS • EN SUITE TO THE MASTER BEDROOM • SPACIOUS PROPERTY • CONSERVATORY • STYLISH AND TASTEFULLY DECORATED • OFF ROAD PARKING



## ENTRANCE HALL

A welcoming entrance hall accessed via a stylish composite front door, creating an inviting first impression. With a central heating radiator, power point, and staircase rising to the first-floor accommodation.

## DOWNSTAIRS WC

Conveniently located off the entrance hall and fitted with a low-flush WC and wash hand basin set within a vanity unit. A front-facing obscure double-glazed window provides natural light.

## LIVING ROOM

A spacious and beautifully presented living area, offering the perfect space for relaxation and family living. The room enjoys excellent natural light from the front-facing double-glazed window and features an attractive electric fire with marble hearth and surround, creating a lovely focal point.

## KITCHEN/DINER

The heart of the home, this generously proportioned dining kitchen is ideal for both everyday family life and entertaining. Fitted with a comprehensive range of wall and base units complemented by work surfaces incorporating a composite sink and drainer. Integrated appliances include a four-ring gas hob with extractor hood above and an electric oven. There is ample space for a family dining table, together with plumbing for a washing machine and space for additional appliances. A useful understairs storage cupboard provides excellent practicality, while French doors and a rear-facing window create a seamless connection to the conservatory.

## CONSERVATORY

A superb addition to the property, offering versatile living space that can be enjoyed throughout the year. Currently providing an additional reception area, the conservatory enjoys pleasant views over the garden and benefits from direct access to the outdoor space, making it perfect for entertaining or relaxing.

## FIRST FLOOR -LANDING

A bright landing area with a side-facing double-glazed window, loft access, and a built-in airing cupboard housing the central heating system.

## BEDROOM ONE

A master bedroom offering an excellent range of fitted furniture, including wardrobes, overhead storage, drawers, and a dressing table, maximising both storage and functionality. The room further benefits from a TV point and private en-suite facilities.

## EN SUITE

Fitted with a shower enclosure, wash hand basin with vanity storage, and low-flush WC. Additional features include a shaver point, extractor fan, heated radiator, and useful storage cupboard.

## BEDROOM TWO

A well-proportioned double bedroom overlooking the rear garden, providing a comfortable and versatile space. Additional features include a rear-facing double-glazed window, central heating radiator, and power points.

### BEDROOM THREE

A good-sized third bedroom with a front-facing double glazed window, central heating radiator and power points.

### BATHROOM

Well-appointed and comprising a panelled bath, wash hand basin set within a vanity unit, and low-flush WC.

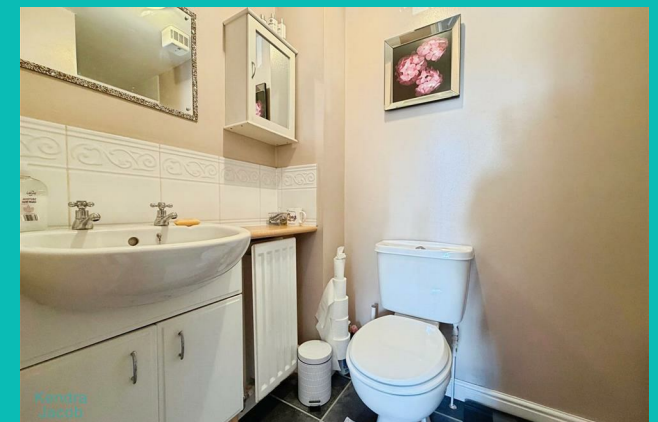
Complemented by partial wall tiling, extractor fan, heated radiator, and an obscure double-glazed window.

### EXTERNAL

To the front and side of the property, a driveway provides convenient off-road parking, whilst secure gated access leads to the rear garden.

The enclosed rear garden offers a wonderful outdoor retreat, being predominantly laid to lawn and enhanced by established planting, mature trees, and fenced boundaries that create a good degree of privacy. A patio seating area provides the perfect setting for outdoor dining and entertaining, while a garden shed and outside tap add further practicality.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

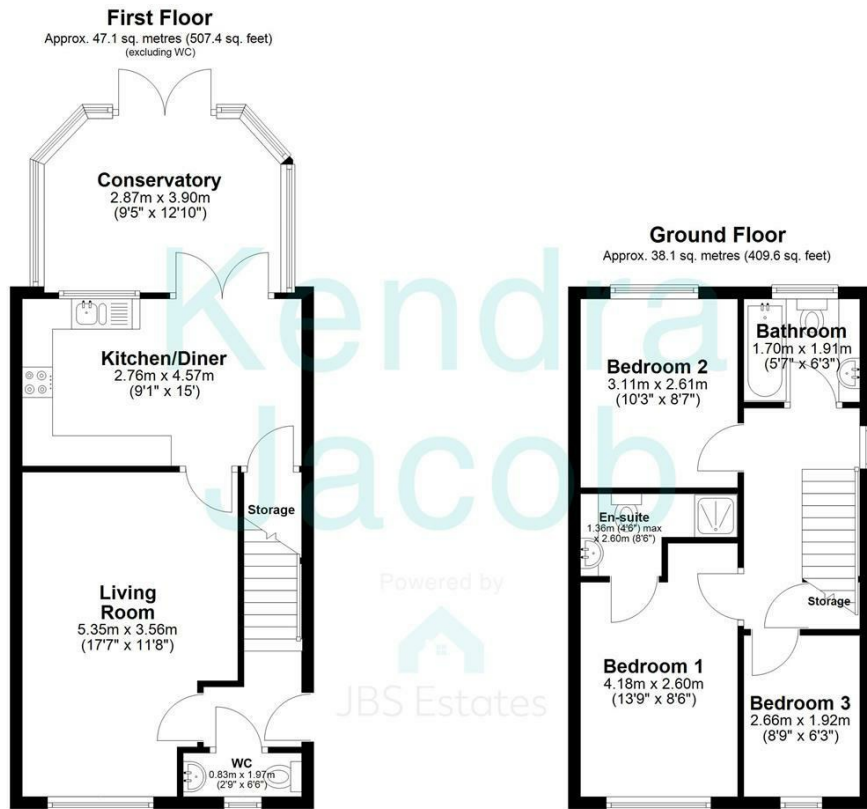
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 917.00 sq ft

**Tenure** – Freehold

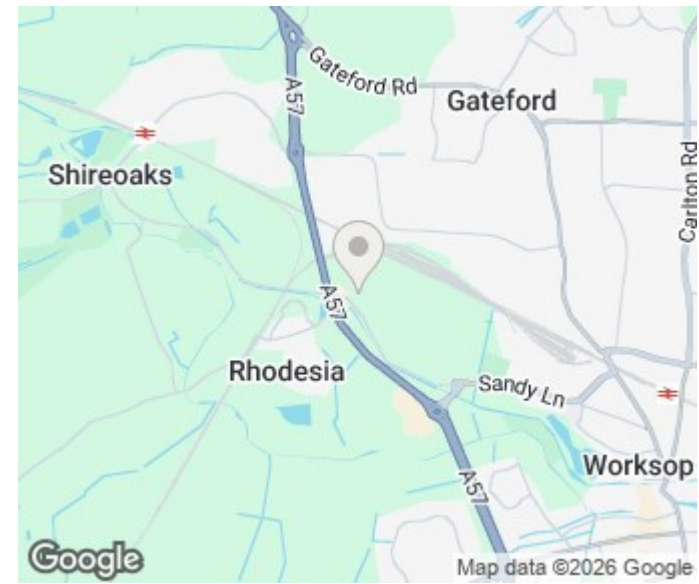




Total area: approx. 85.2 sq. metres (917.0 sq. feet)

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>			
(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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