13 WARREN DRIVE

WORKSOP, S81 0FE

£340,000

FREEHOLD

GUIDE PRICE- £340,000- £350,000

A beautifully presented, spacious and modern family home, ideally positioned within a popular contemporary development just off Thievesdale Lane in Worksop. Stylishly appointed throughout, the property offers four well-proportioned bedrooms, a generous sitting room with feature media wall, and an impressive open-plan kitchen, living and dining space designed perfectly for modern family life and entertaining.

The accommodation is further enhanced by a versatile additional reception room, principal bedroom with en-suite, contemporary family bathroom and a converted detached garage providing an excellent home office. Externally, the property enjoys a landscaped, low-maintenance rear garden with porcelain patio, composite decking and attractive raised borders, together with a double driveway and gated access.

Situated close to a wide range of local shops, highly regarded schools and everyday amenities, with Bassetlaw Hospital and Kilton Golf Course also within easy reach, this stylish family home combines contemporary living with a convenient and sought-after Worksop location.

Kendra Jacob

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13 WARREN DRIVE

• ***GUIDE PRICE £340,000 - £350,000*** • * Beautifully presented modern family home • * Four spacious bedrooms • * Popular modern development off Thievesdale Lane • * Stylish open-plan kitchen, living and dining space • * Generous sitting room with feature media wall • * Principal bedroom with en-suite shower room • * Versatile additional reception room/home office • * Landscaped low-maintenance rear garden • * Close to shops, schools, amenities, Bassetlaw Hospital & Kilton Golf Course

ENTRANCE HALLWAY

A welcoming entrance hallway featuring a contemporary composite entrance door, stylish spindle staircase rising to the first-floor landing, central heating radiator and attractive tiled flooring. Doors lead through to the downstairs WC, sitting room and impressive open-plan kitchen, living and dining space.

SITTING ROOM

A generous and beautifully presented reception room with a stylish contemporary finish. A front-facing UPVC double-glazed window provides an abundance of natural light, complemented by two central heating radiators and attractive wall panelling. Double doors open through to the extended reception room, while the principal feature is an impressive media wall incorporating a log and pebble-effect electric fire, creating a warm and inviting focal point.

OPEN PLAN KITCHEN-LIVING- DINING ROOM

A superb contemporary space designed perfectly for modern family living and entertaining. The kitchen is fitted with an extensive range of quality wall, drawer and base units, complemented by contrasting work surfaces and incorporating a sink with mixer tap. Integrated appliances include a fridge freezer and dishwasher, together with a fitted electric fan-assisted double oven and four-ring gas hob with extractor hood above. There is also space for a freestanding washing machine.

The wall-mounted combination boiler is discreetly housed behind a matching cupboard front, while a stylish breakfast bar provides the perfect informal dining space.

The open-plan layout flows seamlessly into the living and dining area, creating a sociable heart to the home. Features include attractive tiled flooring, ceiling downlighting, central heating radiator, two rear-facing UPVC double-glazed windows and a useful under-stair storage cupboard. The dining area provides an excellent setting for both everyday family meals and entertaining guests.

RECEPTION ROOM

A versatile extension providing valuable additional living accommodation and offering excellent flexibility for modern family life. Currently suitable for use as a snug, home office or additional reception space, the room features attractive tiled flooring and rear-facing UPVC double-glazed French doors opening directly onto the landscaped rear garden.

DOWNSTAIRS WC

A stylish and practical cloakroom fitted with a contemporary white suite comprising low-flush WC and pedestal wash hand basin with tiled splashback. Further features include a central heating radiator, electric extractor fan and tiled flooring.

FIRST FLOOR LANDING

The first-floor landing features a spindle balustrade, loft access hatch, useful cylinder cupboard and doors leading to all four bedrooms and the family bathroom.

PRINCIPLE BEDROOM

A delightful principal bedroom featuring a front-facing

UPVC double-glazed window and central heating radiator. A striking panelled feature wall incorporates bespoke floating bedside drawers, while quality mirrored wardrobes provide excellent storage. A door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

A contemporary three-piece suite comprising a walk-in shower enclosure with mains-fed shower, stylish vanity wash hand basin and low-flush WC. Further features include a central heating radiator, laminated-effect vinyl flooring and front-facing obscure UPVC double-glazed window.

BEDROOM TWO

A well-proportioned second double bedroom featuring a front-facing UPVC double-glazed window and central heating radiator.

BEDROOM THREE

A generous third double bedroom with rear-facing UPVC double-glazed window and central heating radiator.

BEDROOM FOUR

A versatile fourth bedroom, again providing excellent accommodation for a family, guest bedroom or home office, with rear-facing UPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

A contemporary family bathroom fitted with a white suite comprising panelled bath with shower mixer tap, wall-hung wash hand basin and low-flush WC. Complementary tiled splashbacks, chrome heated towel radiator, laminated-effect vinyl flooring, electric extractor fan and rear-facing obscure UPVC double-glazed window complete the room.

EXTERIOR

To the front, the property enjoys an attractive open-plan lawned garden with a double-width driveway providing ample off-road parking and leading to the detached garage, which has been thoughtfully converted to create a versatile home office. A gated side access provides a convenient route through to the rear garden.

The rear garden has been landscaped to create a stylish and low-maintenance outdoor entertaining space, featuring artificial lawn, raised planted borders, a porcelain-paved patio seating area and composite decking. External lighting, power and a water tap further enhance the garden, making it ideal for entertaining and relaxing outdoors.

DETACHED GARAGE/HOME OFFICE

The detached garage has been partially converted to create a contemporary and versatile home office, ideal for those working remotely. The office benefits from side-facing UPVC double-glazed patio doors, laminate wood flooring, power and lighting. The remaining section of the garage provides useful storage and retains an up-and-over garage door, together with power and lighting.

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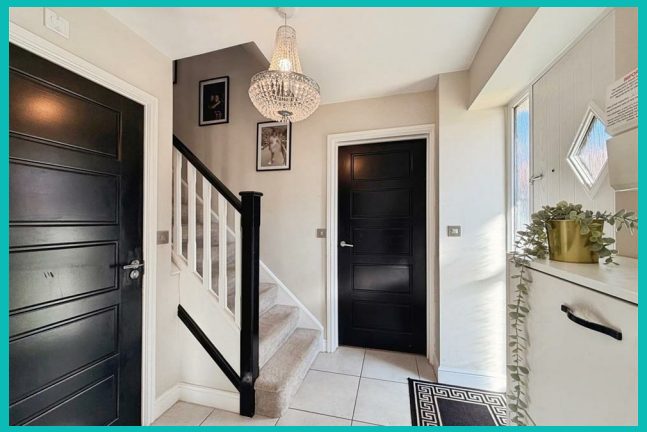

BOSS

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

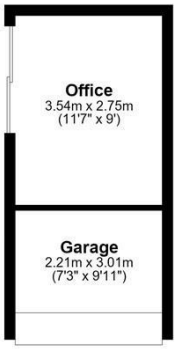
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1393.50 sq ft

Tenure – Freehold

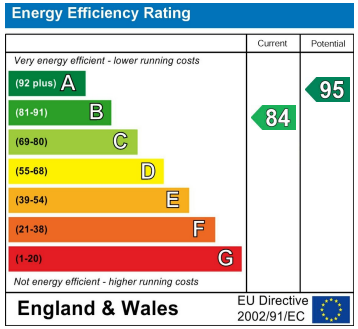
First Floor
Approx. 70.8 sq. metres (761.6 sq. feet)



Ground Floor
Approx. 58.7 sq. metres (631.9 sq. feet)

Total area: approx. 129.5 sq. metres (1393.5 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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