



5 SHEPHERDS AVENUE, WORKSOP  
£300,000

**BROWN & CO**

## 5 SHEPHERDS AVENUE, WORKSOP, S81 0JD

### DESCRIPTION

This is an extended and light filled four bedroom detached house, extended to the rear and providing potential for further enhancement.

The property occupies an elevated mature plot overlooking Shepherds Avenue.

Accommodation commences with a lovely reception hall from which the staircase rises to a part galleried landing. The lounge sits to one side with dual aspect bay windows. To the other side is a versatile study and at the rear a most generous breakfast kitchen which opens to the rear grounds. A useful lobby and cloakroom with wc complete the ground floor.

At first floor level, the sleeping space radiates around the part galleried landing where four bedrooms are provided, the principal bedroom being particularly generous and flooded with natural light. The house bathroom is equipped with both bath and separate shower enclosure.

The grounds are mature featuring side driveway and a brick built garage extended into a timber work area.

The property is equipped with gas fired central heating.

### LOCATION

The property enjoys frontage to Shepherds Avenue in this established area lying just off the town centre where a full range of facilities may be found through retail, leisure, recreation and healthcare.

There are excellent transport links on hand with junction 30 of the M1 to the west, the A1 is available to the east and a railway station provides cross country services to main connections.

### DIRECTIONS

What3words///pitch.range.tapes

## ACCOMMODATION

RECEPTION HALL staircase to galleried landing.



LOUNGE 20'10" x 13'10" (6.35m x 4.21m) maximum dimensions into front aspect side bay, additional side aspect bay. Fireplace with open grate, corniced ceiling and delft racking.



STUDY 14'0" x 10'0" (4.26m x 3.04m) front aspect part glazed integrated cabinet.

INNER LOBBY under stairs storage cupboard.

BREAKFAST KITCHEN 22'0" x 11'4" (6.72m x 3.46m) triple aspect with comprehensive range of light oak style units to wall and floor level. Polished granite effect worktops. 1.5 sink unit, rear entrance door, tiled splashbacks, plumbing for washing machine and dishwasher. Wall mounted Ideal Logic Max gas fired central heating boiler.



LOBBY

CLOAKROOM with cupboard, wc, corner basin.

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FIRST FLOOR part galleried landing, generous to complement the reception hall, front aspect and archway to rear landing.

BEDROOM ONE 19'4" x 13'10" (5.90m x 4.21m) dimensions exclude side bay window, dual aspect, basin.



BEDROOM TWO 11'0" x 9'10" (3.35m x 3.01m) front aspect.



BEDROOM THREE 11'9" x 8'10" (3.59m x 2.69m) dimensions including fitted wardrobe. Rear aspect.

BEDROOM FOUR 13'0" x 8'4" (3.95m x 2.54m) side aspect.

HOUSE BATHROOM bath, separate shower enclosure with remote operated Aqualisa shower. Vanity basin and storage, wc, tiled walls and flooring in natural tones to complement. Airing cupboard, chrome towel warmer.



## OUTSIDE

Attractive mature and elevated plot.

To the front there is a shrubbery with steps and path winding to front entrance door.

A concrete driveway leads from Shepherds Avenue passing by the side of the property terminating at the brick built GARAGE 32'3" x 11'0" (9.82m x 3.35m) extended to the rear in timber to provide a work area. Overall dimensions quoted.

The rear grounds are generously proportioned with sizeable, paved patio adjacent to the rear elevation, climbing rose clad pergola with lawned garden extending beyond and mature perimeter shrubbery.



## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in July 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
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