



Kendra  
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## 2 DOVECOT CLOSE WORKSOP, S81 0FG

£270,000  
FREEHOLD

\*\*\*GUIDE PRICE £270,000 - £280,000\*\*\*

This immaculate three-bedroom detached family home with NO UPWARD CHAIN offers stylish, modern living throughout and was built just two and a half years ago. Enjoying a desirable corner plot, the property boasts a generous rear garden, long driveway and a detached garage.

Inside, the home features a welcoming entrance hallway, a chic downstairs WC, a contemporary open-plan kitchen-diner with integrated appliances and French doors to the garden, and a well-presented living room. The first floor provides three well-proportioned bedrooms, including a beautifully appointed master bedroom with fitted wardrobes and a luxury en-suite, along with a modern family bathroom.

Situated in a highly respectable and sought-after location just off Thievesdale Lane in Worksop, the property is ideally positioned close to Kilton Golf Club, Bassetlaw Hospital, a GP surgery, local schools, shops and everyday amenities. Excellent transport links are within easy reach, with the nearby bypass providing direct access to the A1 and M1—making this an ideal choice for commuters.

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# 2 DOVECOT CLOSE

• \*\*\*GUIDE PRICE £270,000 - £280,000\*\*\* • Immaculate three-bedroom detached modern family home with NO UPWARD CHAIN • Built just 2½ years ago and beautifully maintained throughout. • Situated on a desirable corner plot with a generous enclosed rear garden. • Long driveway and detached garage. • Stylish open-plan kitchen-diner with integrated appliances and French doors. • Well-presented living room and contemporary bathrooms, including a luxury en-suite. • Highly regarded location just off Thievesdale Lane, close to schools and amenities. • Excellent commuting links with easy access to the A1 and M1 motorway network. • Offered for sale with no upper chain.



## ENTRANCE HALLWAY

A contemporary composite front door opens into a welcoming entrance hallway, featuring a central heating radiator, a generous under-stairs storage cupboard, and a staircase rising to the first-floor landing. Doors provide access to the living room, the open-plan kitchen-diner, and the downstairs WC.

## DOWNSTAIRS CLOAKROOM

A modern cloakroom fitted with a luxury suite comprising a low-flush WC and a pedestal washbasin with splashback. The space includes a tile-effect vinyl floor, a central heating radiator, and a front-facing obscure UPVC double-glazed window.

## LIVING ROOM

A stylish, well-presented living room with a rear-facing UPVC double-glazed window and central heating radiator.

## OPEN PLAN KITCHEN DINER

A high-quality, contemporary kitchen fitted with a range of wall and base units and complementary work surfaces, incorporating a stainless-steel sink with mixer tap, an electric fan-assisted double oven, four-ring gas hob with electric extractor above, integrated fridge-freezer and dishwasher, and space for a freestanding washing machine. The kitchen benefits from ceiling downlights, a front-facing UPVC double-glazed window, and tile-effect vinyl flooring that flows seamlessly into the dining area. The dining area offers rear-facing UPVC double-glazed French doors opening onto the generous enclosed garden, along with a central heating radiator.

## FIRST FLOOR LANDING

A spacious landing with a central heating radiator and a storage cupboard housing the wall-mounted combination boiler. There is also a loft access hatch and doors leading to three well-proportioned bedrooms and the family bathroom.

## MASTER BEDROOM

A beautifully presented master bedroom featuring a rear-facing UPVC double-glazed window, central heating radiator, and high-quality fitted mirrored wardrobes to one wall. A door leads through to the en-suite shower room.

## EN-SUITE SHOWER ROOM

A luxurious three-piece suite comprising a corner walk-in shower with electric overhead shower, wall-hung washbasin, and low-flush WC. The room is partly tiled, with a tile-effect vinyl floor, chrome towel radiator, electric extractor fan, and a side-facing obscure UPVC double-glazed window.

## BEDROOM TWO

A generous double bedroom with a front-facing UPVC double-glazed window and central heating radiator.

## BEDROOM THREE

A well-sized third bedroom featuring a rear-facing UPVC double-glazed window and central heating radiator.

## FAMILY BATHROOM

A contemporary three-piece white suite comprising a panelled bath with shower mixer tap, wall-hung washbasin, and low-flush WC. The room is partly tiled and includes a

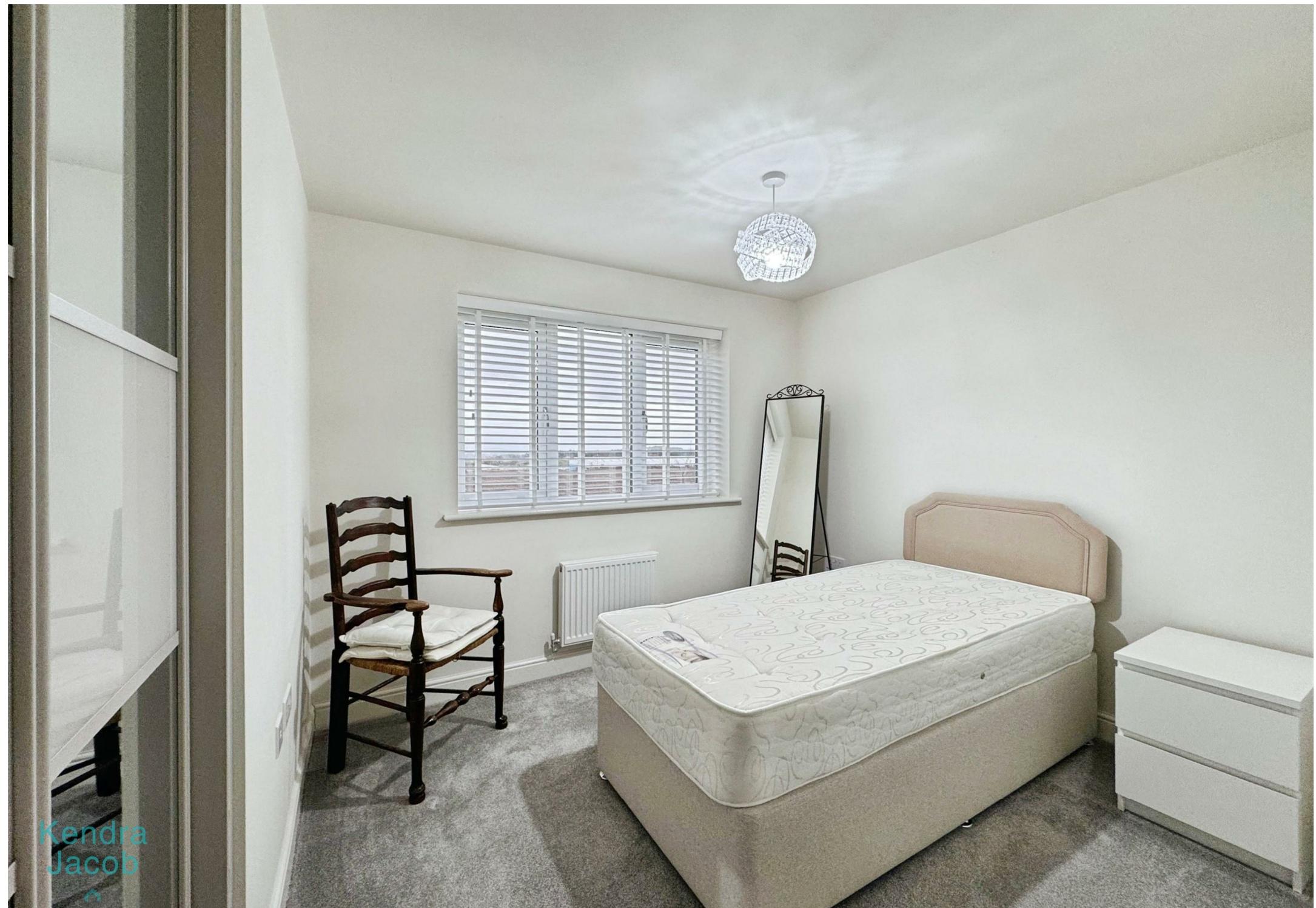
chrome towel radiator, herringbone-effect vinyl flooring, an electric extractor fan, and a front-facing obscure UPVC double-glazed window.

#### EXTERIOR

To the front of the property is an attractive, low-maintenance open-plan garden. The enclosed rear garden is mainly laid to lawn with a paved seating area, outside tap, and two gates—one providing access to the side of the property and the other to a long driveway offering parking for several vehicles and leading to a detached garage with up-and-over door, power, and lighting.

## 2 DOVECOT CLOSE





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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band C

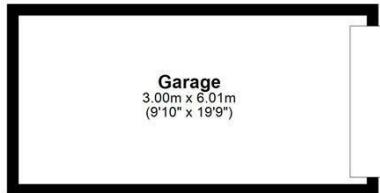
**Viewings** – By Appointment Only

**Floor Area** – 852.00 sq ft

**Tenure** – Freehold



**Ground Floor**  
Approx. 57.8 sq. metres (621.7 sq. feet)



**Garage**  
3.00m x 6.01m  
(9'10" x 19'9")

**First Floor**  
Approx. 39.4 sq. metres (424.2 sq. feet)



**Bedroom 1**  
3.47m x 2.95m  
(11'5" x 9'8")

**Bedroom 3**  
2.56m x 2.54m  
(8'5" x 8'4")

**Bedroom 2**  
3.16m (10'4")  
x 2.85m (9'4") max

**En-suite**  
1.49m x 1.73m  
(4'11" x 5'8")

**Bathroom**  
1.77m x 3.24m  
(5'10" x 10'8")

Total area: approx. 97.2 sq. metres (1045.9 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	95
(81-91)	B	84
(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

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