



40 CAVENDISH ROAD WORKSOP, S80 2SS

£185,000
FREEHOLD

A beautifully presented three bedroom semi-detached family home, finished to a stylish and contemporary standard throughout. The property offers a welcoming entrance hallway, a tastefully decorated living room, and a modern high-gloss kitchen with integrated appliances flowing seamlessly into a generous dining room with French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary shower room, with the added benefit of a boarded loft providing useful additional storage.

Externally, the property boasts a block-paved driveway providing ample off-road parking, together with a thoughtfully designed rear garden featuring an extensive decked seating area, artificial lawn, further lawned garden, garage with power and lighting, and gated side access.

Ideally situated close to local shops, well-regarded schools and everyday amenities, the home also offers excellent transport links with convenient access to the A1 and M1 motorway networks. Offered to the market with no upper chain, this superb family home is ready for immediate occupation.

**Kendra
Jacob**

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40 CAVENDISH ROAD

- Beautifully presented three bedroom semi-detached family home
- Stylish and contemporary décor throughout
- Welcoming entrance hallway
- Modern high-gloss kitchen with integrated appliances
- Spacious dining room with French doors to the garden
- Three well-proportioned bedrooms and contemporary shower room
- Boarded loft providing useful additional storage
- Block-paved driveway offering ample off-road parking
- Attractive rear garden with decked seating area and garage with power
- Conveniently located close to shops, schools, amenities, A1 and M1 links, and offered with no upper chain



ENTRANCE HALLWAY

A smart front-facing uPVC double-glazed entrance door opens into a welcoming and beautifully presented hallway. A side-facing obscure uPVC double-glazed window allows for natural light whilst maintaining privacy. The space features a central heating radiator, useful fitted understairs storage, elegant tiled flooring and a wooden staircase rising to the first-floor landing. Doors lead through to the living room and kitchen.

LIVING ROOM

A delightful and tastefully styled living room, featuring a front-facing uPVC double-glazed window and a central heating radiator. Decorative coving enhances the ceiling, whilst contemporary laminate wood flooring and a striking feature wall create a warm yet modern aesthetic.

KITCHEN

The kitchen is fitted with a stylish range of high-gloss wall and base units complemented by coordinated work surfaces incorporating a sink unit with mixer tap. LED under-cabinet lighting adds a sleek finish. Integrated appliances include a fan-assisted electric oven, microwave oven, and a four-ring gas hob with extractor hood above. There is space for a freestanding washing machine and slimline dishwasher. The room benefits from partial wall tiling, laminate wood flooring, ceiling coving and a side-facing uPVC double-glazed window. An opening leads seamlessly into the dining room.

DINING ROOM

A generously proportioned dining room, ideal for both

everyday family living and entertaining. Rear-facing uPVC double-glazed French doors open onto a decked seating area, creating an effortless indoor-outdoor flow. Additional features include a central heating radiator, ceiling coving, dado rail, laminate wood flooring and an attractive feature fireplace.

FIRST FLOOR LANDING

The landing benefits from a side-facing obscure uPVC double-glazed window and ceiling coving. There is access to the loft space via a hatch; the loft is boarded and fitted with lighting, offering excellent additional storage. Doors lead to three well-proportioned bedrooms and the family shower room.

MASTER BEDROOM

An attractive principal bedroom with a front-facing uPVC double-glazed window and central heating radiator. Ceiling coving adds character, whilst fitted wardrobes provide ample storage. The contemporary herringbone-style vinyl flooring completes the room beautifully.

BEDROOM TWO

A spacious second double bedroom with a rear-facing uPVC double-glazed window and central heating radiator. The room is finished with ceiling coving and fitted wardrobes along one wall, offering practical storage solutions.

BEDROOM THREE

A generously sized third bedroom featuring a front-facing uPVC double-glazed window and central heating radiator.

There is a built-in storage cupboard housing the wall-mounted combination boiler,

FAMILY SHOWER ROOM

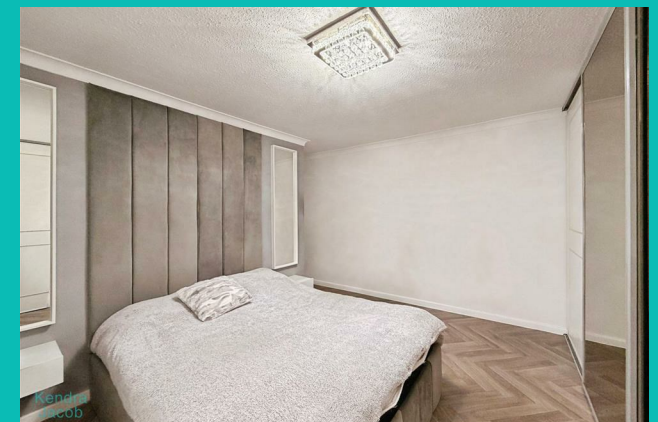
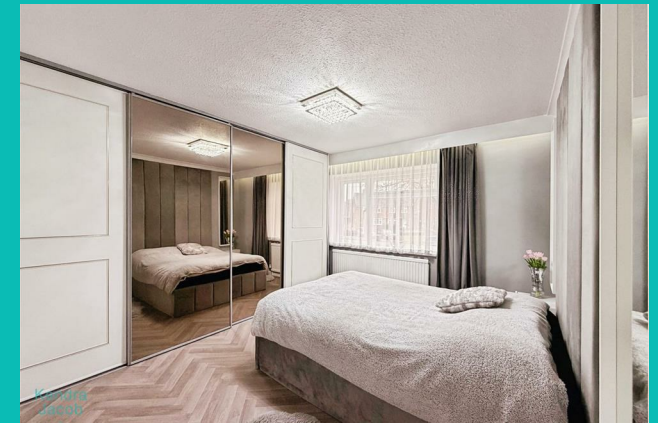
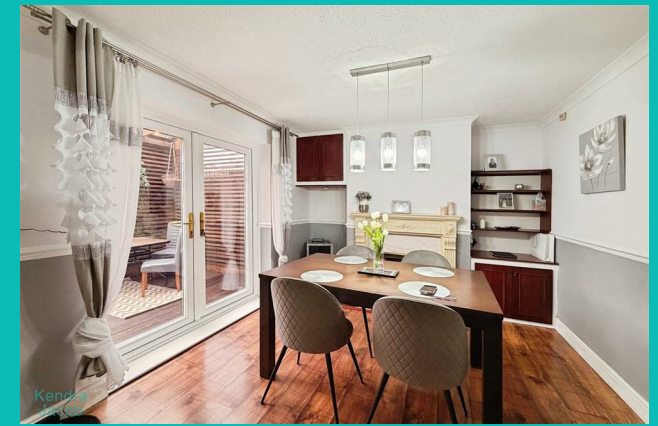
The contemporary shower room is fitted with a modern white three-piece suite comprising a double walk-in shower enclosure with power shower, pedestal wash hand basin and low-flush WC. The walls are partially tiled, complemented by vinyl flooring and ceiling downlights. A chrome heated towel rail adds a touch of luxury. Side and rear-facing obscure uPVC double-glazed windows provide natural light whilst preserving privacy.

EXTERIOR

To the front of the property is a block-paved driveway providing off-road parking for several vehicles, together with gated access to the rear.

The rear garden has been thoughtfully designed for modern living, featuring an extensive decked seating area, artificial lawn ideal for children's play, a further lawned section with decorative pebble borders, a garden shed and a garage with power and lighting.

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ADDITIONAL INFORMATION

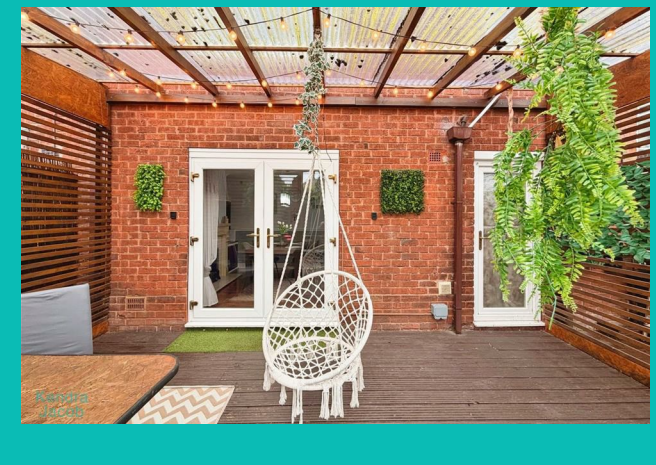
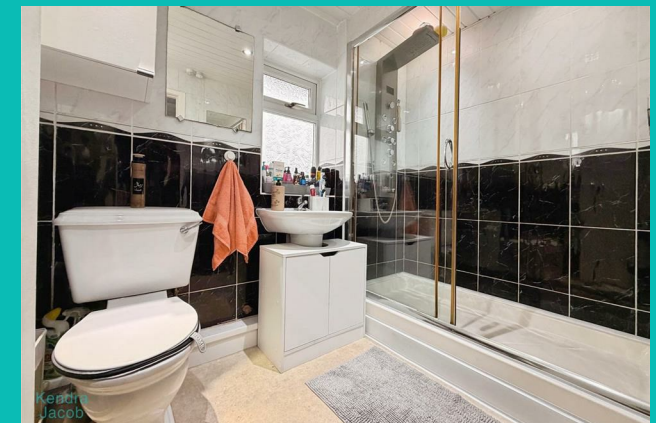
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 945.80 sq ft

Tenure – Freehold

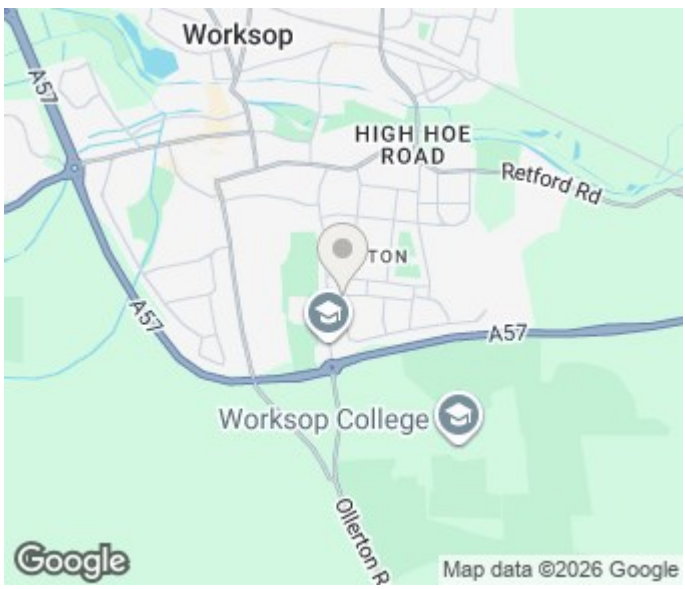




Total area: approx. 87.9 sq. metres (945.8 sq. feet)

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		69	76
(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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