



## 23 HARLEY CLOSE WORKSOP, S80 3BF

£400,000  
FREEHOLD

\*\*\*\*GUIDE PRICE £400,000-£415,000\*\*\*\*

An immaculately presented and generously proportioned family home, Perfectly positioned in a highly sought-after location in Worksop, just off Sparken Hill, the property enjoys excellent access to the beautiful National Trust Clumber Park, Worksop's historic town centre, a wide range of shops, supermarkets, public houses and restaurants. The property is also ideally placed for commuters, with convenient access to the A1 and M1 motorway links. This attractively presented and generously proportioned home opens with an inviting entrance hall, leading to a dedicated office/study, a spacious dining room, a well-appointed kitchen/diner with integrated appliances, and an impressive living room with a feature fireplace, flowing seamlessly into the conservatory. The first floor offers a galleried landing leading to five generously sized bedrooms, with the master benefiting from an en-suite, alongside a well-appointed four-piece family bathroom. Externally, the property enjoys attractive front and rear gardens, a driveway providing ample off-road parking, and a substantial double garage. This property benefits from gas central heating, double glazing and recently replaced soffits, fascias, and guttering, and has been very well maintained throughout.

Kendra  
Jacob

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# 23 HARLEY CLOSE

- GUIDE PRICE £400,000-£415,000 • FIVE GOOD SIZE BEDROOMS • EN-SUITE TO THE MASTER BEDROOM • STUDY/OFFICE • THREE RECEPTION ROOMS • DOWNSTAIRS WC • DOUBLE GARAGE • ATTRACTIVE FRONT AND REAR GARDENS • SPACIOUS AND WELL MAINTAINED FAMILY HOME • UTILITY ROOM

## ENTRANCE HALL

With a front-facing entrance door and double-glazed window, Marley tiled flooring, central heating radiator, and stairs rising to the first floor with understairs storage.

## STUDY/OFFICE

With a front-facing double-glazed window, central heating radiator, built-in storage cupboard with shelving, Marley tiled flooring, TV point, and power points.

## DOWNSTAIRS WC

Fitted with a low flush WC and wash hand basin, central heating radiator, extractor fan, and Marley tiled flooring.

## DINING ROOM

A generously sized separate dining room featuring a side-facing double-glazed window, central heating radiator, power points, Marley tiled flooring, and ample space for a large dining table.

## KITCHEN/DINER

Fitted with a range of high and low-level units with work surfaces incorporating a stainless steel sink and drainer. Integrated kitchen appliances include; fridge/freezer, dishwasher, gas hob with extractor over, electric oven and grill with splashback tiling, Marley tiled flooring, central heating radiator, and rear and side-facing double-glazed windows. There is also space for a dining table and access to the utility room.

## UTILITY ROOM

With additional work surfaces incorporating a stainless steel sink and drainer, plumbing for a washing machine,

wall-mounted boiler, central heating radiator, power points, Marley tiled flooring, and a side door providing access to the rear.

## LIVING ROOM

A spacious living area with a rear-facing double-glazed window and French doors opening into the conservatory. Features include Marley tiled flooring, central heating radiators, power points, and an electric fire with marble hearth and surround.

## CONSERVATORY

With double-glazed windows, laminate flooring, power points, and a double glazed UPVC door providing access to the rear garden.

## FIRST FLOOR LANDING

A bright and spacious galleried landing with loft access, power points, and a central heating radiator.

## BEDROOM ONE

A double bedroom with a side-facing double-glazed window, central heating radiator, power points, built-in wardrobes, and access to the en-suite.

## EN SUITE

Comprising a shower enclosure, wash hand basin, low flush WC, partial tiling, laminate flooring, front-facing obscure double-glazed window, shaver point, central heating radiator, and extractor fan.

## BEDROOM TWO

A double bedroom with a rear-facing double-glazed window, built-in wardrobes, central heating radiator, and power points.



### BEDROOM THREE

With a rear-facing double-glazed window, central heating radiator, built-in wardrobe, TV point, and power points.

### BEDROOM FOUR

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

### BEDROOM FIVE

With a rear facing double glazed window, power points and a central heating radiator.

### FAMILY BATHROOM

Fitted with a four-piece suite including a shower enclosure, panelled bath, pedestal wash hand basin, and low flush WC. Also includes a central heating radiator, built-in storage cupboard, laminate flooring, and a side-facing double-glazed obscure window.

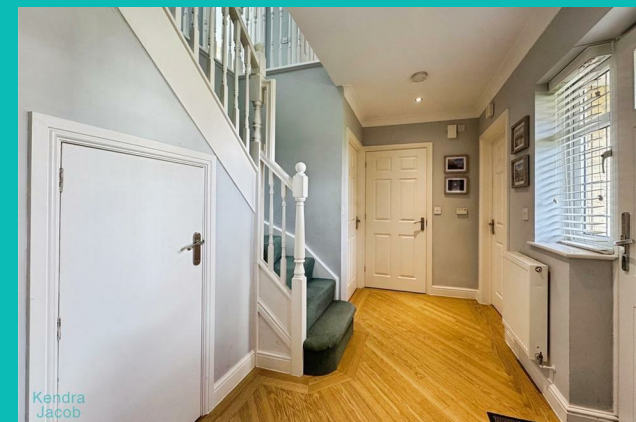
### EXTERNAL

The property is set behind a generous tarmac driveway providing ample off-road parking and access to the double garage, complemented by a well-maintained lawned garden with an array of mature trees and shrubs. Further to the side is a secured gated access leading to a mainly lawned, south-west facing garden with a paved patio area, outside tap, fenced boundaries, mature trees, flower beds, and shrubs. Additional features include a wooden canopy, outside tap and rear access into the garage.

### DOUBLE GARAGE

With up and over doors, a rear access door, power and lighting.

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### ADDITIONAL INFORMATION

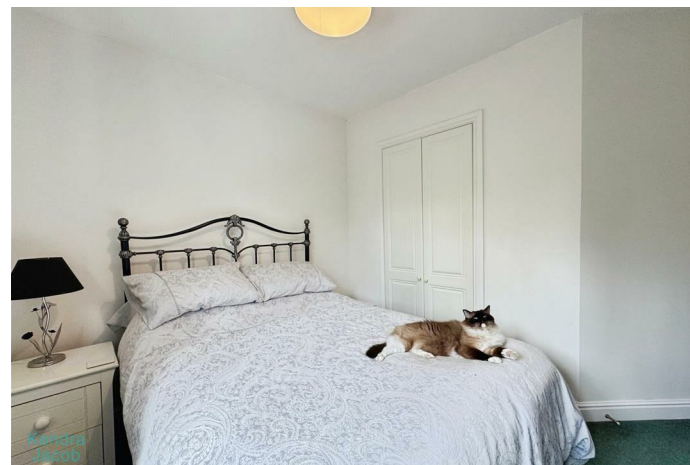
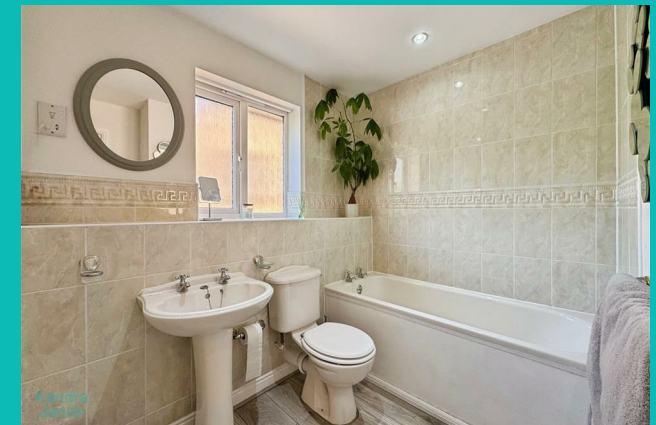
**Local Authority** – Bassetlaw

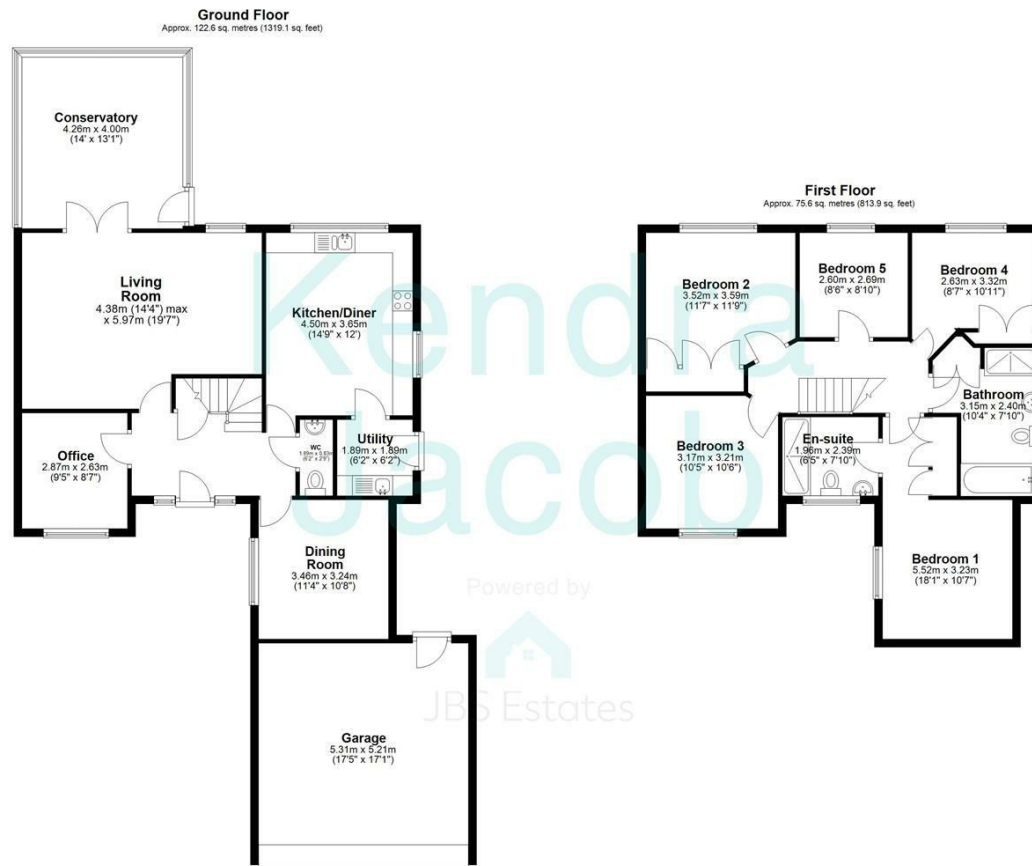
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 2133.10 sq ft

**Tenure** – Freehold





Total area: approx. 198.2 sq. metres (2133.1 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	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra Jacob

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