



9 SHAFTSBURY GREEN WORKSOP, S81 9GN

£225,000
FREEHOLD

For sale is this modern three-bedroom semi-detached home, situated in a desirable village location. Conveniently positioned close to local shops, schools, and everyday amenities, the property also benefits from superb transport links, making it an ideal choice for those seeking both comfort and convenience. In brief, the property comprises an entrance hall, downstairs WC, a fitted kitchen with integrated appliances, and a well-proportioned living room with French doors opening onto the rear garden. To the first floor are three bedrooms, with the principal bedroom benefiting from en-suite facilities, alongside a separate family bathroom suite.

Externally, the property offers allocated parking for two vehicles and a rear garden mainly laid to lawn, providing an ideal space for outdoor relaxation and entertaining.

**Kendra
Jacob**

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• SEMI-DETACHED • THREE BEDROOMS • EN SUITE TO THE MASTER BEDROOM • OFF ROAD PARKING • VILLAGE LOCATION • DOWNSTAIRS WC • SURROUNDED BY COUNTRYSIDE WALKS, SHOPS AND OTHER AMENITIES



ENTRANCE HALL

Accessed via a front-facing composite door, the entrance hall features a staircase rising to the first-floor accommodation, an under-stairs storage cupboard, central heating radiator, and power points.

DOWNSTAIRS WC

Comprising a low flush WC, pedestal wash hand basin, central heating radiator, and a front-facing double-glazed obscure window.

KITCHEN/DINER

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a gas hob with extractor hood above, electric oven, fridge freezer, dishwasher, and washing machine. Additional features include vinyl flooring, central heating radiator, power points, and a front-facing double-glazed window.

LIVING ROOM

A well-proportioned living room overlooking the rear garden, featuring double-glazed French doors providing direct outdoor access. The room also benefits from a TV point, power points, and a central heating radiator.

FIRST FLOOR-LANDING

With loft access, central heating radiator, power points, and a built-in storage cupboard.

BEDROOM ONE

A double bedroom with rear-facing double-glazed window, central heating radiator, power points, fitted wardrobes with sliding doors, and access to the en-suite.

EN SUITE

Comprising a shower enclosure, pedestal wash hand basin, low flush WC, vinyl flooring, central heating radiator, side-facing window, and a wall-mounted mirrored cabinet.

BEDROOM TWO

With front-facing double-glazed window, fitted wardrobe, central heating radiator, and power points.

BEDROOM THREE

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

BATHROOM

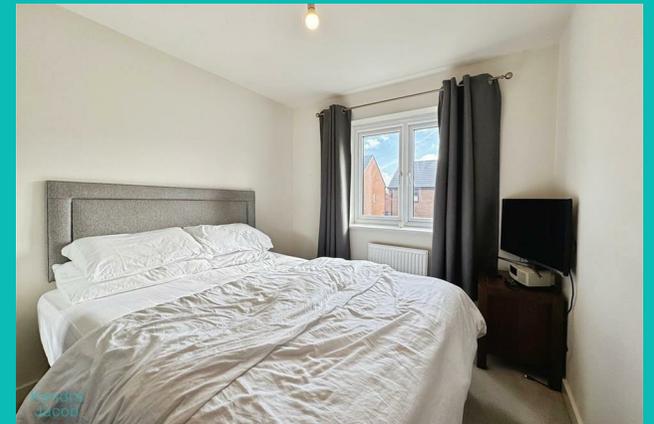
Partially tiled suite comprising a panelled bath, pedestal wash hand basin, low flush WC, central heating radiator, wall-mounted mirrored cabinet, and a front-facing double-glazed obscure window.

EXTERNAL

To the front, the property benefits from allocated parking for two vehicles.

To the rear is an enclosed garden, mainly laid to lawn with fenced boundaries, a paved patio area, storage shed, and side gated access.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

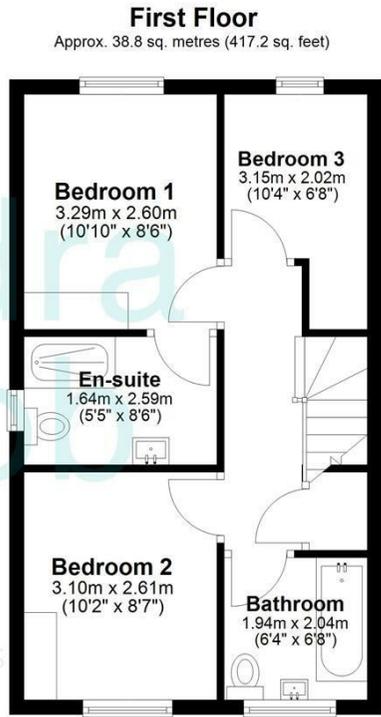
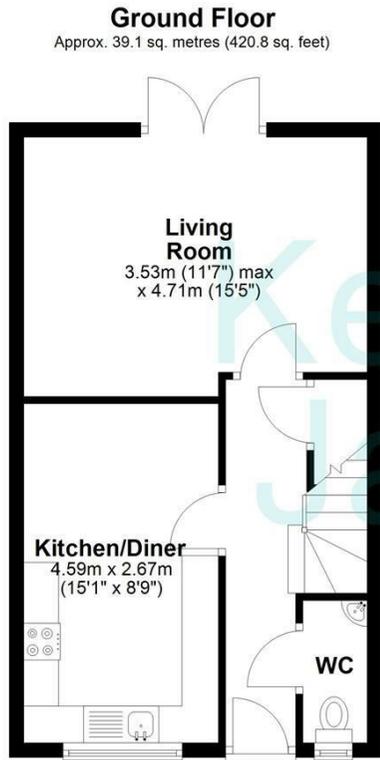
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 838.00 sq ft

Tenure – Freehold





Total area: approx. 77.9 sq. metres (838.0 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			96
(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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