



17 PLOVER DENE WORKSOP, S81 8UD

£250,000
FREEHOLD

*****GUIDE PRICE £250,000- £255,000*****

Occupying a generous plot within a quiet cul-de-sac, this well-maintained three-bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for growing families. The property benefits from a welcoming entrance hall, a generous living room with a feature fireplace, a separate dining room, a bright sun room overlooking the rear garden, a fitted kitchen, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and an en-suite shower room, together with a modern family shower room. Externally, the property enjoys attractive gardens to both the front and rear, with the rear offering an extensive lawn, mature trees and shrubs, a decorative slate seating area, and a high degree of privacy. A driveway provides ample off-road parking and leads to a single garage with power and lighting. Within easy reach of local amenities, reputable schools, and excellent transport links, this fantastic home offers an exceptional opportunity for families and those looking to upsize. Early viewing is highly recommended to fully appreciate the generous accommodation, peaceful setting, and superb outdoor space this property has to offer.

**Kendra
Jacob**

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17 PLOVER DENE

- GENEROUS DETACHED FAMILY HOME • THREE DOUBLE SIZE BEDROOMS • SUN ROOM • SEPERATE DINING ROOM • EXTENSIVE GARDENS • NEWLY FITTED CENTRAL HEATING SYSTEM • OFF ROAD PARKING • POSITIONED IN A QUIET CUL-DE-SAC OF GATEFORD



ENTRANCE HALL

Accessed via a front-facing UPVC entrance door, the welcoming hallway features laminate flooring, a central heating radiator, and stairs rising to the first floor.

DOWNSTAIRS WC

Fitted with a low-flush WC and wash hand basin. The room benefits from tiled flooring, a central heating radiator, and a front-facing obscure double-glazed window.

LIVING ROOM

A generously proportioned living room featuring front-facing double-glazed windows, central heating radiators, power points, and a TV point. The main focal point of the room is a gas fire with a marble hearth and wooden surround. Double-glazed uPVC doors provide access to the sun room.

SUN ROOM

A bright and versatile additional reception space with tiled flooring, power points, and double-glazed French doors opening onto the attractive rear garden.

DINING ROOM

A well-proportioned dining room with front-facing double-glazed windows, a central heating radiator, and power points.

KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with splashback tiling. Integrated gas hob with electric oven. Plumbing for a washing machine,

laminate flooring, central heating radiator, a large built-in storage cupboard, a rear-facing double-glazed window, and a rear-facing UPVC door providing access to the garden.

FIRST FLOOR-LANDING

With a rear-facing double-glazed window, loft access, and a built-in storage cupboard housing the central heating boiler.

BEDROOM ONE

A generously sized double bedroom with front and rear-facing double-glazed windows enjoying dual-aspect views. Benefiting from built-in wardrobes, central heating radiator, power points, and access to the en-suite shower room.

EN SUITE

Comprising a shower enclosure, pedestal wash hand basin, low-flush WC, central heating radiator, wall-mounted mirrored cabinet, vinyl flooring, extractor fan, and a front-facing obscure double-glazed window.

BEDROOM TWO

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

BEDROOM THREE

A good-sized bedroom with a rear-facing double-glazed window, central heating radiator, power points, and decorative décor.

SHOWER ROOM

Fitted with a modern three-piece suite comprising a walk-in double shower enclosure, vanity wash hand basin, and low-flush WC. Also benefiting from a shaver point, extractor

fan, vinyl flooring, central heating radiator, and a front-facing obscure double-glazed window.

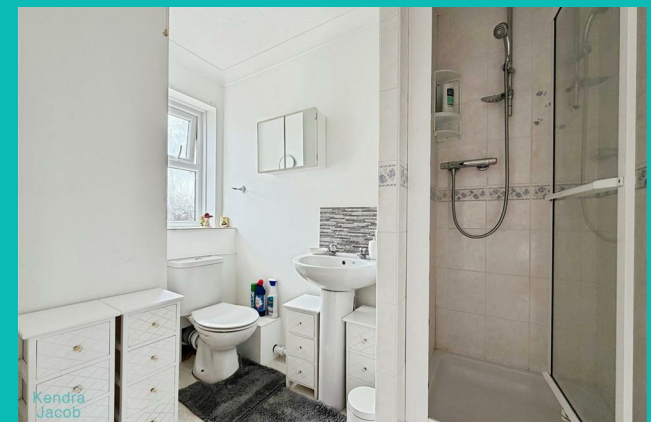
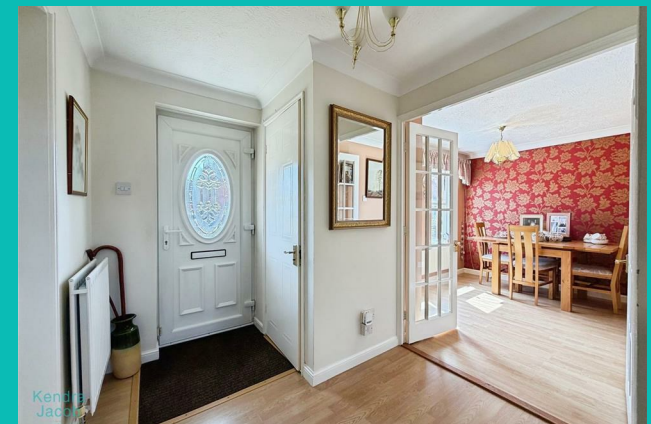
EXTERNAL

To the front of the property is a driveway providing off-road parking and access to the single garage. The front garden is mainly laid to lawn with mature shrubs and flower borders, together with secure gated side access leading to the rear. To the rear is an extensive enclosed garden, mainly laid to lawn with mature trees, shrubs, and planted borders. Additional features include an outside tap, a decorative slate seating area, and access to the garage.

GARAGE

With an up-and-over door, power, and lighting.

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ADDITIONAL INFORMATION

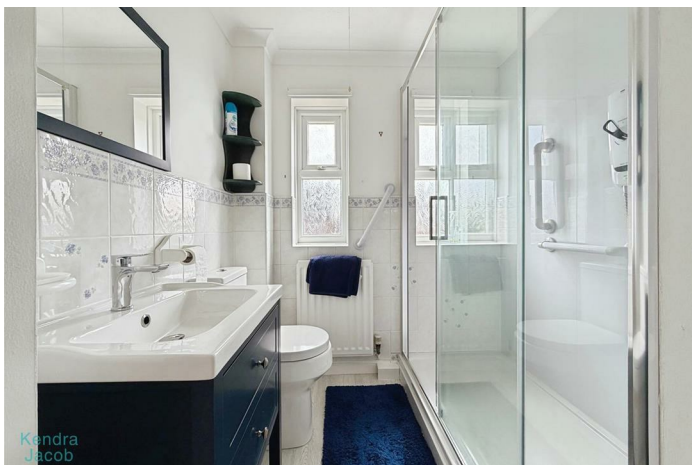
Local Authority – Bassetlaw

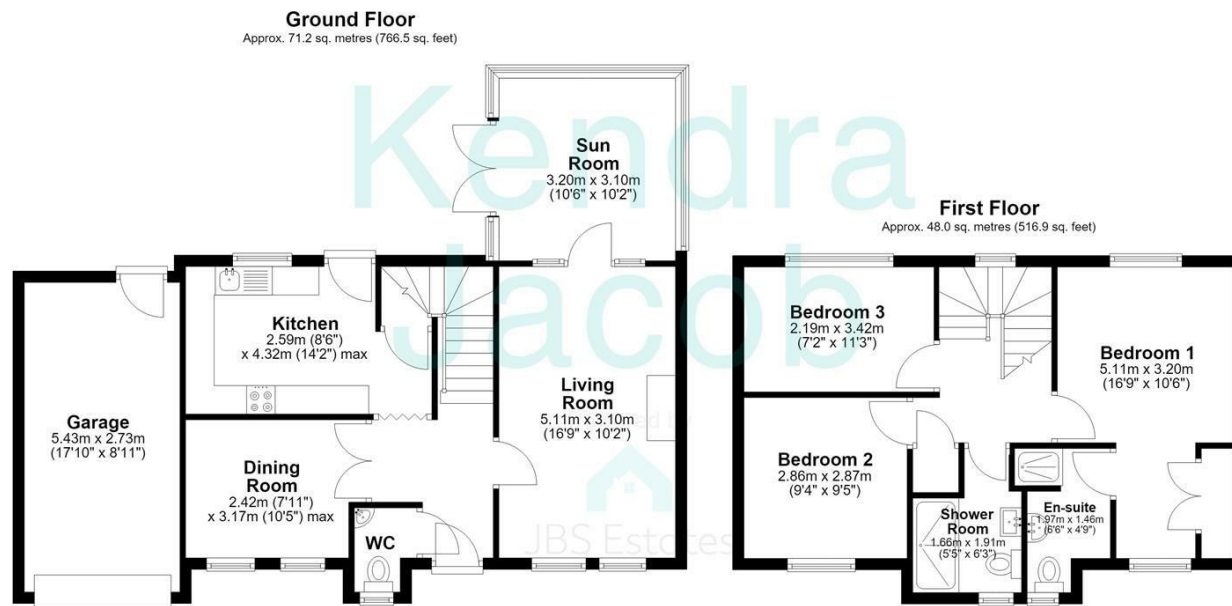
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1283.30 sq ft

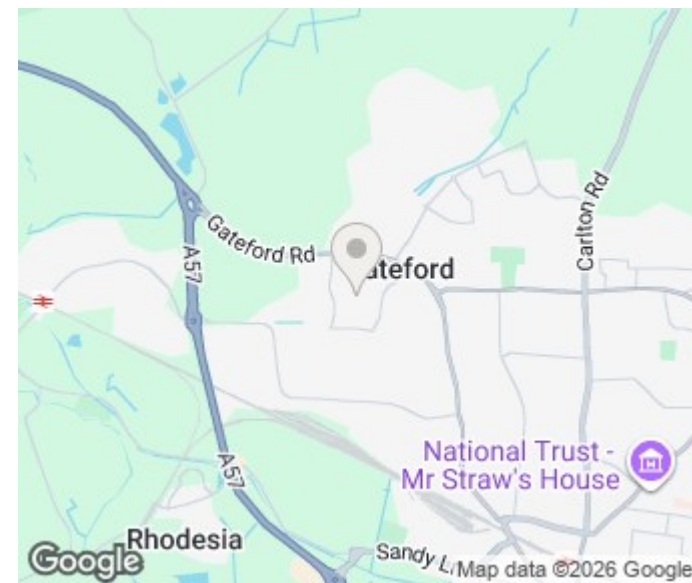
Tenure – Freehold





Total area: approx. 119.2 sq. metres (1283.3 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		
(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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