





10 KEDLESTON ROAD

WORKSOP, S81 0LX

£300,000

FREEHOLD

GUIDE PRICE £300,000-£320,000

An impressive and beautifully extended family home, offering spacious, versatile and well-presented accommodation throughout, making it an ideal choice for growing families seeking a home with plenty of room to relax, entertain and enjoy everyday living. Lovingly maintained and thoughtfully improved over the years, this wonderful property combines practical family space with a wealth of appealing features. The ground floor offers a welcoming entrance hall, convenient cloakroom, separate dining room and a spacious kitchen/diner, fitted with an extensive range of units, integrated appliances and a central breakfast island with seating. The kitchen flows into an extended dining area with French doors opening onto the rear garden, creating a fantastic space for family gatherings and entertaining. A separate utility area provides additional practicality, while the cosy snug offers a perfect retreat for quieter moments. To the first floor, the spacious landing leads to four generous bedrooms, offering flexibility for family life, guests or those working from home, alongside a family bathroom. The property further benefits from a useful loft space with pull-down ladder access and built-in storage. Externally, the home continues to impress with an extensive and private rear garden, featuring an Indian stone patio, To the front, an attractive frontage incorporates a black-paved driveway providing off-road parking for approximately three vehicles, complemented by a slate-covered area and mature greenery. Double gates to the side offer additional access, while the detached garage benefits from an up-and-over door, power and lighting.

Kendra Jacob

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10 KEDLESTON ROAD

• GUIDE PRICE £300,000-£320,000 • EXTENDED SEMI-DETACHED FAMILY HOME • FOUR RECEPTION ROOMS • PRIVATE REAR GARDEN • MODERN AND IMMACULATELY PRESENTED THROUGHOUT • DOWNSTAIRS WC • INTEGRATED APPLIANCES FITTED TO THE KITCHEN WITH BREAKFAST ISLAND • DETACHED GARAGE





ENTRANCE HALL

A spacious and welcoming entrance hall featuring a front-facing composite entrance door, laminate flooring, a central heating radiator and a useful built-in storage cupboard. Stairs rise to the first floor.

LIVING ROOM

A generously proportioned reception room featuring a front-facing double-glazed window, central heating radiator and an attractive feature chimney breast.

CLOAKROOM

Fitted with a low-flush WC, wash hand basin set within a vanity unit and a central heating radiator.

EXTENDED KITCHEN/DINER

A spacious and well-appointed kitchen offering an extensive range of high- and low-level units, under-unit lighting and complementary work surfaces incorporating a composite sink and drainer. Integrated appliances include a gas hob with a modern extractor hood above, double Hotpoint ovens, a microwave and a dishwasher. A central breakfast island provides additional preparation space and a convenient seating area, making this an ideal hub for everyday family life and entertaining. A rear-facing double-glazed window overlooks the garden, while a uPVC door provides access to the outside. The kitchen opens into an extended dining area, featuring rear-facing double-glazed French doors leading out to the garden, modern central heating radiators, laminate flooring and access to the snug.

UTILITY AREA

Fitted with a range of high- and low-level units with complementary work surfaces. There is plumbing for a washing machine, space for an American-style fridge freezer and a wall-mounted central heating boiler discreetly housed away from the main living areas.

SNUG AREA

A cosy additional reception space, complete with laminate flooring and a central heating radiator. This versatile area is ideal for relaxing, reading or enjoying a quiet evening away from the main living areas.

FIRST FLOOR-LANDING

A spacious landing with a side-facing double-glazed window, loft access via a pull-down ladder and lighting, together with useful built-in storage with shelving. The landing provides access to four well-proportioned bedrooms and the family bathroom.

BEDROOM ONE

A well-proportioned bedroom featuring a double-glazed window and central heating radiator.

BEDROOM TWO

A further generous double bedroom with a rear-facing double-glazed window enjoying attractive views over the garden, together with a central heating radiator.

BEDROOM THREE

Another well-proportioned bedroom overlooking the attractive rear garden and enjoying far-reaching views. The room also benefits from a central heating radiator.

BEDROOM FOUR

A versatile fourth bedroom featuring a front-facing double-glazed window, central heating radiator and laminate flooring. This room could also be utilised as a home office, dressing room or hobby space.

FAMILY BATHROOM

A fully tiled suite comprising of a panelled bath with shower over, wash hand basin, low flush WC, central heating radiator and a side facing double glazed obscure window.

GARAGE

The detached garage is fitted with an up-and-over door, power and lighting.

EXTERNAL

The property enjoys an attractive frontage with a black-paved driveway providing off-road parking for approximately three vehicles. A slate-covered area, complemented by mature bushes and a tree, adds to the property's kerb appeal. Double gates to the side of the property provide further access to the driveway and rear garden. A particularly appealing feature of the property is the extensive, private rear garden. An Indian stone patio provides an ideal space for outdoor dining and entertaining, with steps leading down to a further area featuring a variety of established bushes, plants and shrubs. Additional patio areas and a useful storage shed provide further practicality, while the garden also offers access to the detached garage.

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DINE
Kendra
Jacob







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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band B

Viewings – By Appointment Only

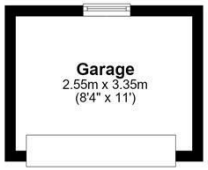
Floor Area – 1526.20 sq ft

Tenure – Freehold





Ground Floor
Approx. 77.1 sq. metres (829.4 sq. feet)

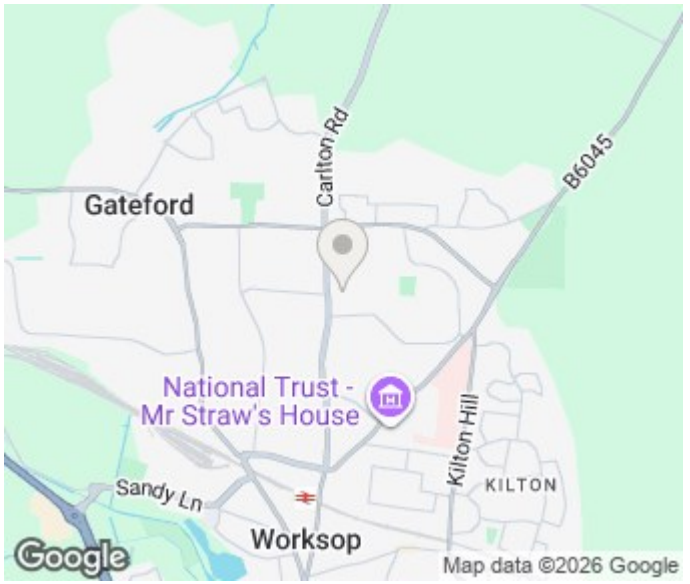


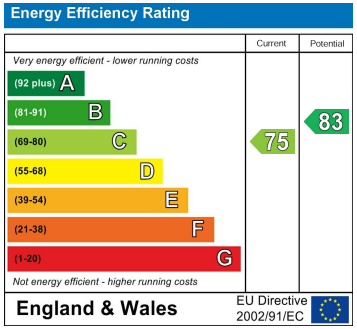
First Floor
Approx. 64.7 sq. metres (696.8 sq. feet)



Total area: approx. 141.8 sq. metres (1526.2 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.





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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