



## 16 WESTERDALE WORKSOP, S81 0TE

£330,000  
FREEHOLD

\*\*\*\*GUIDE PRICE £330,000-£340,000\*\*\*\*

Situated in a sought-after location and enjoying attractive countryside views to the rear, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout, making it ideal for modern family living. The property is welcomed by a bright and inviting entrance hall, leading to a generous living and dining room where patio doors open onto the rear garden, creating an ideal space for both everyday living and entertaining. Complementing the main reception area is a separate snug, providing a flexible additional living space, whilst the well-appointed kitchen features integrated appliances, granite work surfaces, and a breakfast bar, forming the heart of the home. A utility room, ground floor WC, and internal access to the double garage further enhance the practicality of the accommodation. To the first floor, a spacious landing gives access to four generously proportioned double bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys the advantage of a stylish en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.

Kendra  
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# 16 WESTERDALE

• GUIDE PRICE £330,000-£340,000 • SPACIOUS  
DETACHED FAMILY HOME • DOUBLE  
GARAGE • POSITIONED ON A GENEROUS PLOT  
OVERLOOKING COUNTRYSIDE VIEWS TO THE  
REAR • FOUR DOUBLE SIZE  
BEDROOMS • BEAUTIFUL FITTED FOUR PIECE  
BATHROOM SUITE • SOUGHT AFTER  
LOCATION • DOWNSTAIRS WC • UTILITY ROOM

## ENTRANCE HALL

A welcoming and bright entrance hall featuring a front-facing double-glazed obscured window and UPVC entrance door. Benefiting from fitted storage with mirrored sliding doors, a central heating radiator, and stairs rising to the first-floor accommodation.

## DOWNSTAIRS WC

Comprising a low-flush WC, wash hand basin set within a vanity unit, chrome heated towel radiator, tiled flooring, and a front-facing double-glazed obscured window.

## LIVING ROOM

A generously sized living and dining space with rear-facing patio doors opening onto the garden and enjoying attractive countryside views. A front-facing double-glazed window provides additional natural light. Featuring TV point, power points, and central heating radiators.

## SITTING ROOM

A versatile additional reception space with a rear-facing double-glazed window overlooking the countryside views. Central heating radiator and power points.

## KITCHEN

A beautifully appointed kitchen fitted with an extensive range of high-quality wall and base units, complemented by luxurious granite work surfaces incorporating a stainless steel under-mounted sink and drainer. The kitchen is further enhanced by a integrated fridge unit, a Belling cooker with stainless steel extractor hood above, and a stylish breakfast bar providing an ideal space for informal

dining and entertaining. A rear-facing double-glazed window frames the attractive countryside views, flooding the room with natural light, whilst laminate flooring completes this impressive and practical family kitchen.

## UTILITY ROOM

Having a range of wall and base units with granite work surfaces, sink and drainer, integrated washing machine and dishwasher, and a built-in wine rack. Central heating radiator, rear-facing double-glazed window, and side-facing UPVC door providing access to the exterior. Laminate flooring and internal access to the double garage.

## FIRST FLOOR-LANDING

A spacious landing with loft access, built-in storage, power points, and access to all bedrooms.

## BEDROOM ONE

A generously sized principal bedroom featuring fitted wardrobes with mirrored sliding doors, central heating radiator, power points, and a front-facing double-glazed window. Access to the en-suite shower room.

## EN SUITE

Comprising a partially tiled suite with shower enclosure and rainfall shower, wash hand basin with granite countertop, low-flush WC, built-in storage cupboard, and wall-mounted LED mirror. Chrome heated towel radiator, tiled flooring, extractor fan, and front-facing double-glazed obscured window.

## BEDROOM TWO

Another excellent-sized double bedroom with fitted



wardrobes featuring mirrored sliding doors, central heating radiator, power points, and a front-facing double-glazed window.

#### **BEDROOM THREE**

A double bedroom with fitted wardrobes and mirrored sliding doors, central heating radiator, power points, and a rear-facing double-glazed window enjoying countryside views.

#### **BEDROOM FOUR**

A further double bedroom with fitted wardrobes and mirrored sliding doors, central heating radiator, power points, and a rear-facing double-glazed window overlooking the countryside.

#### **FAMILY BATHROOM**

A beautifully appointed modern suite comprising a panelled bath with shower attachment, separate shower enclosure with rainfall shower, low-flush WC, bidet, and wash hand basin set within a vanity unit. Chrome heated towel radiator, wall-mounted LED mirror, rear-facing double-glazed obscured window, and fully tiled walls and flooring.

#### **EXTERNAL**

Approached via an extensive driveway, the property offers generous off-road parking for multiple vehicles and provides access to the double garage. The attractive frontage is complemented by a well-maintained lawned garden, creating an impressive first impression, whilst secure gated side access leads to the rear.

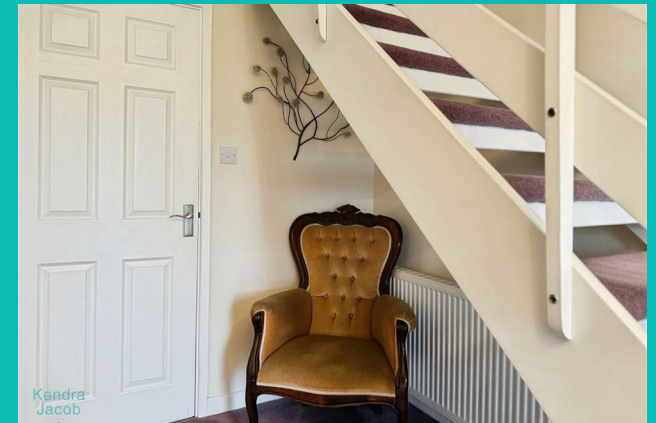
The rear garden is a particular highlight of the home,

enjoying a private and tranquil setting with delightful open countryside views beyond. Thoughtfully designed for both relaxation and entertaining, the landscaped outdoor space features an expansive decked terrace, beautifully maintained lawn, stylish pergola, and a paved patio seating area, offering a variety of spaces to enjoy throughout the day. Benefiting from a high degree of privacy and an enviable position, this exceptional garden provides the perfect backdrop for outdoor living. Further features include an external power point and outside tap.

#### **DOUBLE GARAGE**

A spacious double garage featuring power points, plumbing, and useful loft storage accessed via a ladder. The garage benefits from twin up-and-over doors, as well as a rear access door leading directly into the utility room.

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## ADDITIONAL INFORMATION

**Local Authority –**

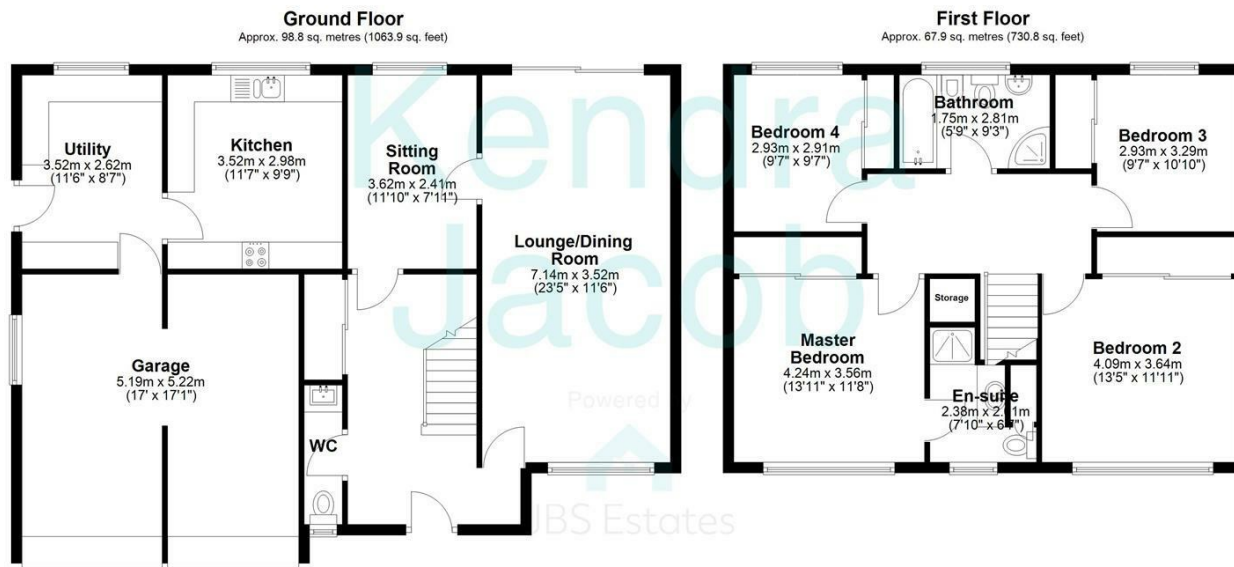
**Council Tax – Band E**

**Viewings – By Appointment Only**

**Floor Area – 1797.70 sq ft**

**Tenure – Freehold**

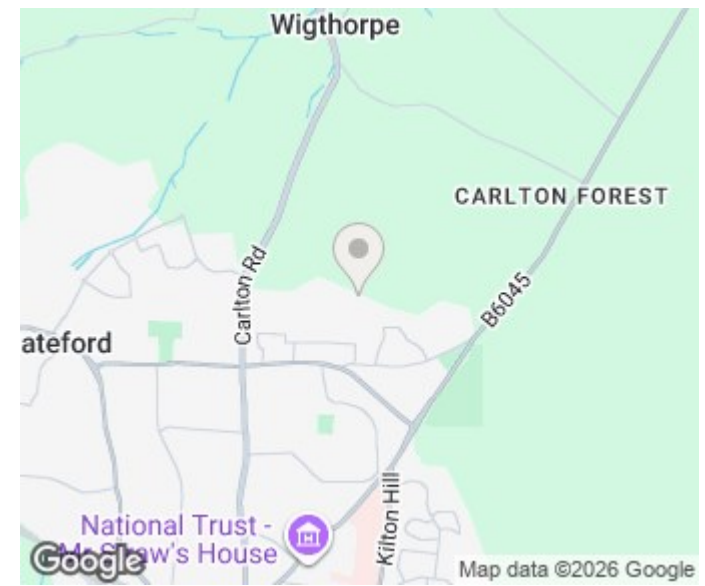




Total area: approx. 166.7 sq. metres (1794.7 sq. feet)

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	84
(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

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