



Kendra
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15 CAPE HONEY WAY WORKSOP, S81 7SR

£265,000
FREEHOLD

**** GUIDE PRICE £265,000-£275,000****

This beautifully redesigned and immaculately presented family home offers stylish, contemporary living finished to a high specification throughout. The property boasts a welcoming open-plan entrance hallway, a modern kitchen diner ideal for entertaining, a generous living room, four well-proportioned bedrooms and a luxurious family bathroom. Externally, the home benefits from a landscaped, low-maintenance garden, resin driveway and a versatile garage space, part of which has been converted into a superb entertainment area, home office or playroom. Further advantages include owned solar panels, providing added efficiency and long-term savings. Situated in the highly sought-after location of Gateford, Worksop, the property is conveniently placed close to local shops, reputable schools and everyday amenities. Excellent transport links are also on hand, with easy access to the A1 and M1 motorway networks, making this an ideal home for families and commuters alike.

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15 CAPE HONEY WAY

- Stylish, fully redesigned family home finished to a high specification
- Bright open-plan entrance hallway with contemporary layout
- Modern kitchen diner ideal for everyday living and entertaining
- Spacious and well-presented living room with feature detailing
- Four well-proportioned bedrooms and a luxurious family bathroom
- Versatile garage with part storage and converted multi-use space
- Landscaped, low-maintenance garden and resin driveway
- Owned solar panels offering energy efficiency and cost savings
- Located in the highly sought-after area of Gateford, Worksop
- Close to shops, schools, amenities and excellent A1 & M1 links



ENTRANCE HALLWAY

A modern front-facing composite entrance door opens into a bright and welcoming open-plan hallway. A stylish spindle staircase rises to the first-floor landing, while high-quality internal doors provide access to the cloak cupboard, downstairs WC and living room. A sleek laminated-effect floor flows seamlessly through to the open-plan kitchen diner, enhancing the sense of space and continuity.

KITCHEN DINER

The contemporary kitchen diner is beautifully appointed with a range of high-gloss white wall and base units, complemented by coordinating work surfaces. Integrated appliances include a stainless-steel sink with mixer tap, fitted electric double oven and a five-ring gas hob with extractor hood. There is plumbing for an automatic washing machine and space for a fridge. The space is finished with part-tiled walls, ceiling downlights and an abundance of natural light from front- and side-facing uPVC double-glazed windows. Side-facing uPVC French doors open directly onto the landscaped rear garden, making this an ideal space for both everyday living and entertaining.

LIVING ROOM

A generously proportioned and tastefully decorated living room, featuring front- and side-facing uPVC double-glazed windows that flood the room with natural light. The room is enhanced by attractive wall panelling, a striking feature wall and a central heating radiator, creating a warm yet contemporary atmosphere.

DOWNSTAIRS WC

A luxury white suite comprising a low-flush WC and a vanity hand wash basin. Finished with a laminated-effect floor, central heating radiator and an electric extractor fan.

FIRST FLOOR LANDING

The landing benefits from double doors opening to a large storage cupboard with shelving. High-quality doors provide access to four bedrooms and the family bathroom.

MASTER BEDROOM

An elegant and well-presented master bedroom featuring a side-facing uPVC double-glazed window and a central heating radiator.

BEDROOM TWO

A spacious second double bedroom with a front-facing uPVC double-glazed window and central heating radiator.

BEDROOM THREE

A well-proportioned bedroom with a side-facing uPVC double-glazed window and central heating radiator.

BEDROOM FOUR

A further bedroom featuring a front-facing uPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

A luxurious four-piece family bathroom suite comprising a freestanding bath, walk-in double shower with electric shower, pedestal wash hand basin and low-flush WC. The room is fully tiled to both walls and floor and further benefits from a chrome towel radiator, shaver point, electric extractor fan and a front-facing obscure uPVC double-glazed window.

EXTERIOR

To the front of the property is an open-plan, low-maintenance garden. A resin driveway runs along the side of the property, providing access to the garage and gated entry to the rear garden. The landscaped rear garden features a pathway leading to a paved patio seating area, artificial lawn and a bespoke shed with power and lighting. Additional features include external lighting and an outdoor water tap.

GARAGE

The garage has been thoughtfully reconfigured to offer excellent versatility. A section remains as practical storage with an up-and-over door, while the larger portion has been converted into a superb multi-purpose space, ideal for use as an entertainment room, home office or playroom. This area benefits from quality flooring, power and lighting, and side-facing uPVC double-glazed French doors opening directly onto the garden.

ADDITIONAL INFORMATION

This property has been comprehensively redesigned to a high standard, delivering stylish and flexible family living. The home also benefits from solar panels, which are owned outright by the vendors.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band C

Viewings – By Appointment Only

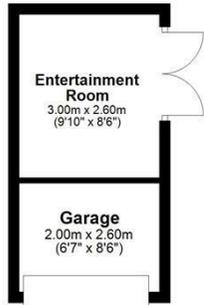
Floor Area – 1008.40 sq ft

Tenure – Freehold



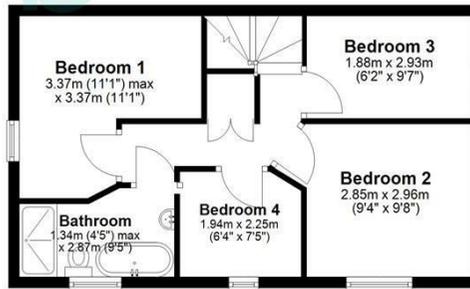
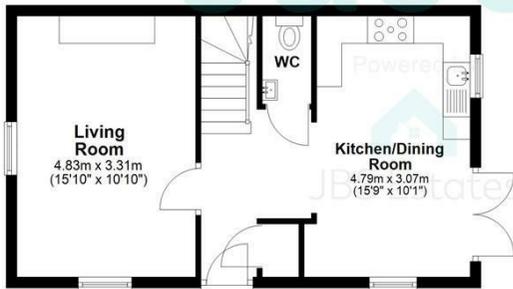
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Ground Floor
Approx. 53.7 sq. metres (578.2 sq. feet)



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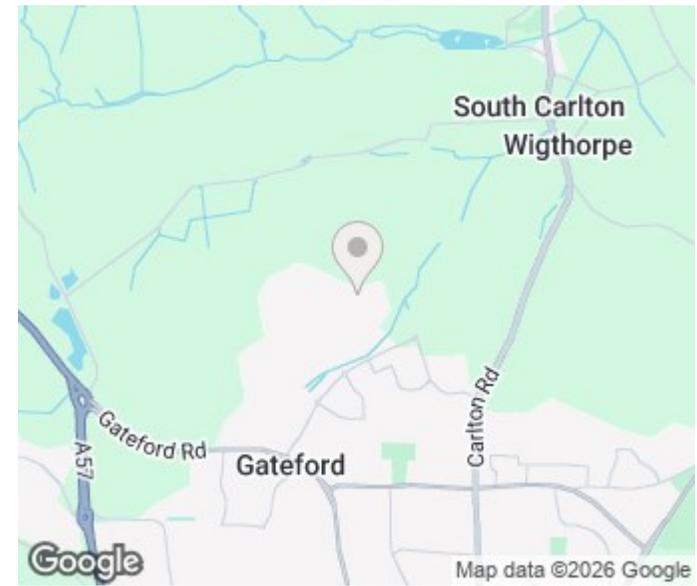
First Floor
Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 93.7 sq. metres (1008.4 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			95
(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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