





17 BLYTH HALL

WORKSOP, S81 8HL

£650,000

FREEHOLD

**** GUIDE PRICE £650,000-£695,000****

A truly impressive and beautifully presented four-bedroom detached family home, occupying an extensive and exceptionally private plot within a peaceful cul-de-sac in the historic village of Blyth. Combining period character, generous proportions, versatile accommodation and an enviable private setting, this exceptional home offers a rare opportunity to acquire a property with both charm and practicality. The property boasts generously proportioned reception rooms, a contemporary fitted kitchen, utility room and convenient downstairs WC. Upstairs are four well-sized bedrooms, with the impressive master bedroom featuring fitted wardrobes and a private en-suite. The remaining bedrooms are also generously proportioned, with fitted storage, and are served by a spacious family bathroom.

Outside, the extensive and highly private gardens are a particular highlight, offering a peaceful and attractive setting with plenty of space for relaxation, entertaining and family enjoyment. The property also benefits from excellent parking provision, including a block-paved driveway and double integral garage.

Kendra Jacob
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• GUIDE PRICE £650,000-£695,000 • FOUR GENEROUS SIZE BEDROOMS • EN SUITE TO THE MASTER BEDROOM • TRADITIONAL DETACHED FAMILY HOME • CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES • DOUBLE INTEGRAL GARAGE • EXTENSIVE GARDENS • OFFICE/STUDY • DOWNSTAIRS WC • POSITIONED IN A PEACEFUL CUL-DE-SAC OVERLOOKING THE CHURCH





ENTRANCE PORCH

Accessed via a front-facing UPVC door, with ceramic tiled flooring and an inviting entrance into the property.

ENTRANCE HALL

A spacious and welcoming entrance hall, accessed through a solid oak door featuring a sophisticated decorative frosted glass panel.

CLOAKROOM

A fully tiled, modern cloakroom comprising a low-flush WC and wash hand vanity unit.

LIVING ROOM

A generous and characterful living room, featuring front-facing double-glazed windows and a further side-facing double-glazed bay window. The room retains traditional coving and benefits from an air-conditioning unit. The main focal point is a beautiful bespoke fireplace with marble hearth and surround, creating a warm and inviting atmosphere.

OFFICE/THIRD RECEPTION ROOM

A generous and versatile office/study, offering excellent flexibility and the potential to be utilised as an additional reception room, snug or home working space. The room features a bespoke fitted unit incorporating useful storage shelving and a desk, together with power points and a TV point. A side-facing double-glazed window floods the room with natural light, while rear-facing double-glazed French doors provide a seamless connection to the garden.

DINING ROOM

A perfectly proportioned dining room featuring rear-facing glazed French doors providing direct access to the outside.

KITCHEN

A contemporary fitted kitchen comprising a range of high- and low-level units with granite work surfaces, incorporating an under-counter sink and drainer with mixer tap.

Integrated appliances include an electric hob, double oven, grill, microwave, dishwasher, pull-out bin store and fridge freezer. The kitchen features ceramic tiled flooring, power points, TV point and a useful built-in storage cupboard. There is also a central heating radiator and a rear-facing window overlooking the garden. Access is provided through to the utility room.

UTILITY ROOM

A good-sized utility room fitted with a range of high- and low-level units and work surfaces incorporating a porcelain sink. Further features include a wine rack, plumbing for a washing machine, ceramic tiled flooring and a central heating radiator. There is access to the integral double garage, together with a rear-facing double-glazed window and a further rear-facing UPVC door providing direct access to the garden.

FIRST FLOOR-LANDING

A bright and airy first-floor landing with a side-facing double-glazed window, built-in storage, loft access, power points and a central heating radiator. The landing provides access to four generous-sized bedrooms and the spacious family bathroom.

MASTER BEDROOM

A generous master bedroom featuring fitted wardrobes to one side, bedside tables, a dressing table and wall-mounted mirror. The room benefits from a wall-mounted air-conditioning unit, front-facing double-glazed window overlooking the garden and established trees, creating a private and peaceful outlook. There is also access into the en-suite shower room.

EN SUITE

A modern three-piece suite comprising a walk-in shower, wash hand vanity unit and low-flush WC. Further features include a wall-mounted mirrored cupboard, fully tiled walls, chrome towel radiator, front-facing double-glazed obscure window, inset spotlights and tiled flooring.

BEDROOM TWO

A generous second bedroom with rear and side facing double glazed windows, fitted wardrobes to one side, together with a dressing table incorporating drawers and cupboard storage.

BEDROOM THREE

With a rear facing double glazed window, featuring fitted wardrobes with integrated drawers, together with a dressing table, wall-mounted mirror and additional drawers.

BEDROOM FOUR

A further generous bedroom with fitted wardrobes to one side. The room benefits from a central heating radiator, power points and both front and side-facing double-glazed windows, providing excellent natural light.

FAMILY BATHROOM

A spacious family bathroom comprising a fully tiled bath with panel and shower over, wash hand vanity unit and low-flush WC. Additional features include a towel radiator, rear-facing double-glazed obscure window, PVC ceiling and tiled flooring.

EXTERNAL

The property is approached via an Indian stone driveway which wraps around three sides of the house, providing extensive off-road parking to the side and continuing through to the rear patio. The property occupies an extensive and attractive plot, with gardens extending around the full 360 degrees of the property, offering generous front, rear and side gardens. The gardens are predominantly laid to lawn and are surrounded by a mature selection of established plants, trees and bushes, creating a private and secluded setting with an abundance of wildlife.

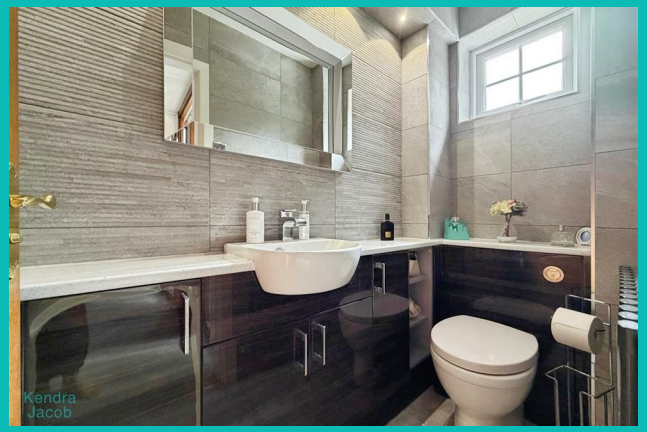
The rear garden also benefits from a paved patio, providing an ideal area for outdoor seating and entertaining. There is access to a useful outbuilding and an external WC. The property is set within the exclusive Blyth Hall Estate, enjoying a prestigious and private setting.

DOUBLE GARAGE

A generous double integral garage with an electric up-and-over door, power points and central heating system. A rear internal door provides direct access into the property.

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Kendra
Jacob







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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2594.60 sq ft

Tenure – Freehold



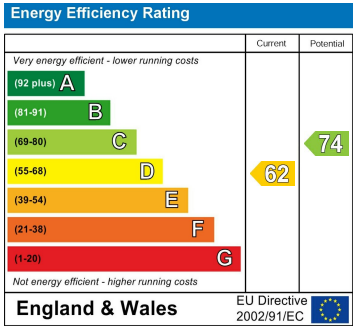




Total area: approx. 241.0 sq. metres (2594.6 sq. feet)

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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