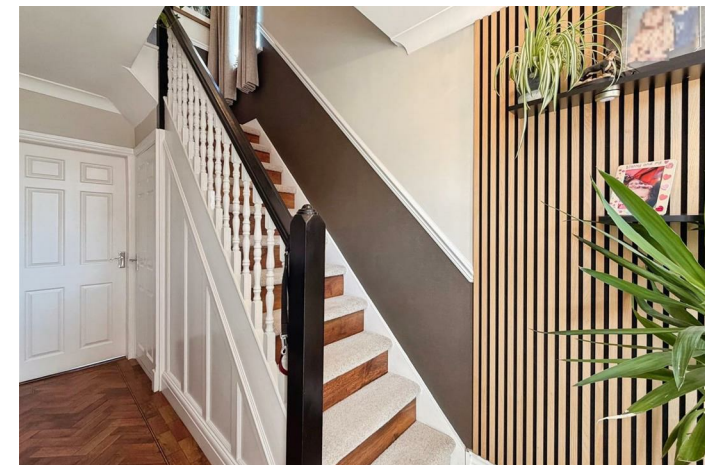




79 SHEPHERDS AVENUE WORKSOP, S81 0JD

£230,000
FREEHOLD

GUIDE PRICE £230,000 - £240,000

A fantastic opportunity to acquire this beautifully presented traditional three-bedroom semi-detached family home, occupying a generous plot within one of Worksop's most sought-after residential locations. Stylishly appointed throughout, the property perfectly blends character features with contemporary finishes to create an exceptional home ideal for modern family living.

The accommodation briefly comprises a welcoming entrance hallway, an elegant living room with a feature multi fuel log-burning stove, a versatile second reception room currently used as a snug, and an impressive extended kitchen with quartz work surfaces opening into a spacious dining area with French doors leading onto the rear garden. To the first floor are three well-proportioned bedrooms, all benefiting from fitted furniture, together with a stylish family bathroom finished to a high standard.

Externally, the property enjoys a block-paved driveway providing ample off-road parking, a larger-than-average detached garage with electric roller door, and a beautifully landscaped, private rear garden featuring decked seating areas, artificial lawns, mature planting, a summer house and garden shed.

Early viewing is highly recommended to fully appreciate the quality of accommodation, generous living space and enviable location this outstanding family home has to offer.

**Kendra
Jacob**

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79 SHEPHERDS AVENUE

- ***GUIDE PRICE £230,000 - £240,000***
- Beautifully presented traditional three-bedroom semi-detached family home.
- Situated in one of Worksof's most sought-after residential locations.
- Stylish open-plan kitchen and dining area with quality quartz worktops.
- Spacious living room featuring a charming multi fuel log-burning stove.
- Versatile second reception room, currently used as a snug.
- Three well-proportioned bedrooms with fitted wardrobes.
- Contemporary family bathroom finished to a high standard.
- Landscaped private rear garden with decking, summer house and oversized detached garage.
- Block-paved driveway providing ample off-road parking and early viewing highly recommended.



ENTRANCE HALLWAY

A stylish composite entrance door opens into a welcoming entrance hallway, setting the tone for this beautifully presented home. A spindle staircase rises to the first floor, complemented by attractive feature wall panelling, coving, and a dado rail. The hallway also benefits from a central heating radiator, a generous understairs storage cupboard, Karndean flooring, and doors leading to the open-plan living accommodation.

LIVING ROOM

Beautifully presented with a warm and inviting atmosphere, the living room features a front-facing uPVC double glazed window, coving, dado rail, central heating radiator and wall lighting. A stunning stone-effect feature fireplace with a tiled hearth and inset houses a charming multi fuel log-burning stove, creating an attractive focal point. An open archway leads seamlessly into the adjoining reception room.

DINING ROOM/SNUG

Currently utilised as a cosy snug, this versatile reception space offers coving, dado rail, a central heating radiator and an open aspect leading into the impressive extended kitchen and dining area.

KITCHEN DINING ROOM

The heart of the home is this superbly extended contemporary kitchen, fitted with a quality range of wall and base units complemented by quartz worktops and matching splashbacks. Integrated appliances include a fan-assisted double electric oven, ceramic hob with extractor

canopy above, and a ceramic sink with mixer tap. There is additional space for a freestanding fridge freezer and washing machine.

Karndean flooring flows throughout the extension, creating a seamless finish into the spacious dining area. Flooded with natural light from rear-facing uPVC double glazed windows and French doors opening onto the garden, this impressive space is perfect for both everyday family living and entertaining. The room is further enhanced by coving and a central heating radiator.

FIRST FLOOR LANDING

The landing features a side-facing uPVC double glazed window, coving, dado rail, loft access and doors leading to three bedrooms and the family bathroom.

MASTER BEDROOM

A beautifully appointed principal bedroom featuring a front-facing uPVC double glazed bay window, coving and a central heating radiator. An extensive range of high-quality fitted wardrobes spans one wall, complemented by matching bedside cabinets and overhead storage.

BEDROOM TWO

A spacious and tastefully decorated double bedroom with a rear-facing uPVC double glazed window, coving, dado rail, central heating radiator and fitted wardrobes providing excellent storage.

BEDROOM THREE

A well-proportioned third bedroom with a front-facing uPVC double glazed window, coving, central heating

radiator and fitted wardrobes with matching overhead storage.

OUTSIDE

To the front, the property benefits from a block-paved driveway providing ample off-road parking, together with gated side access leading to the detached garage and rear garden.

The enclosed rear garden has been beautifully landscaped to create a private outdoor retreat. Designed for low-maintenance living, it features two artificial lawn areas, an attractive decked seating area, established shrub and tree borders, a garden shed and a summer house. External lighting, power points and an outside tap add further practicality.

DETACHED GARAGE

A larger-than-average detached garage fitted with an electric remote-controlled roller door, side personnel door, window, power and lighting.

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ADDITIONAL INFORMATION

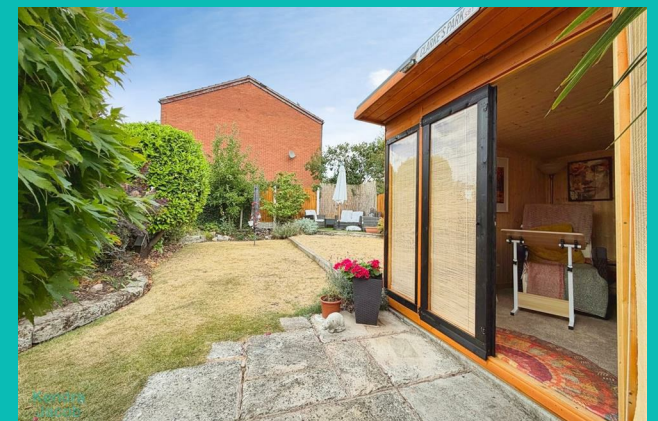
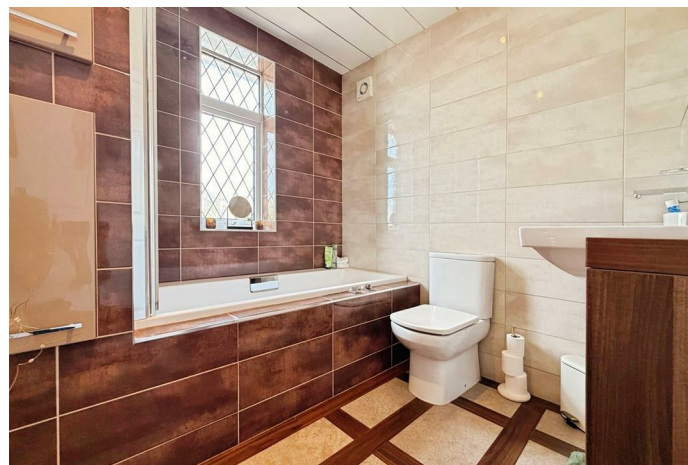
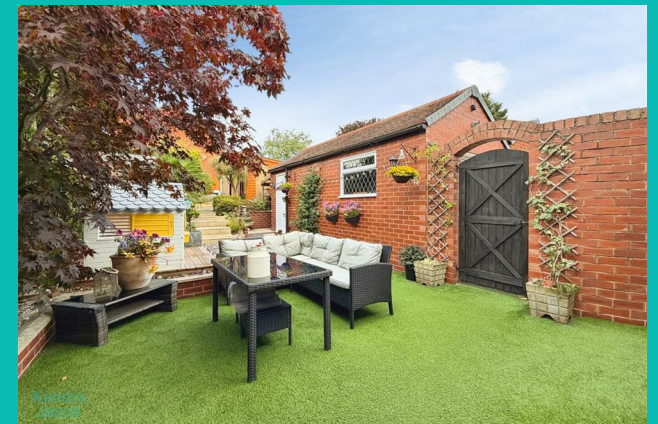
Local Authority – Bassetlaw

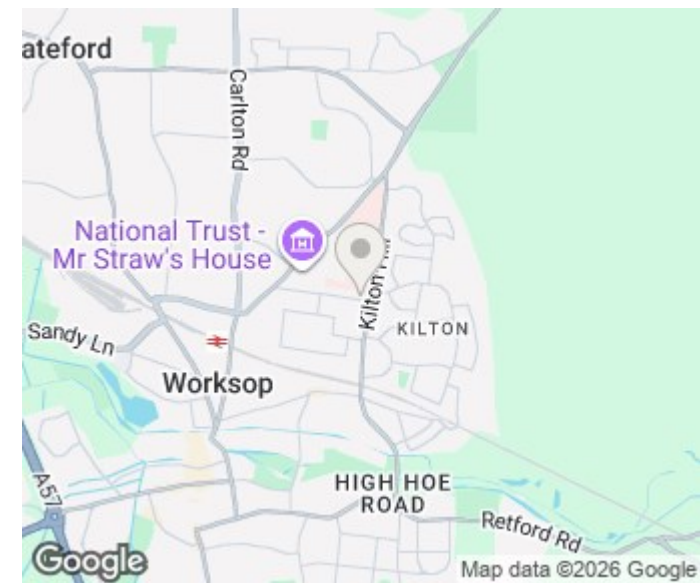
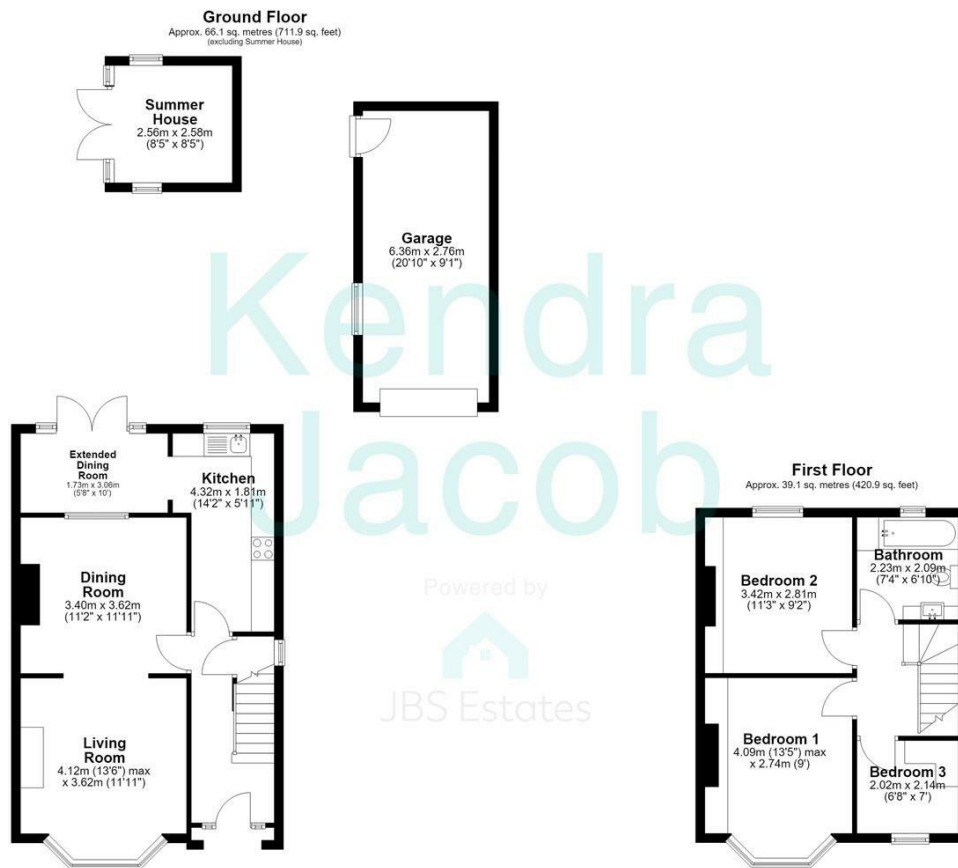
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1132.80 sq ft

Tenure – Freehold





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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

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