





35 COLSTERDALE

WORKSOP, S81 0XH

£150,000

FREEHOLD

GUIDE PRICE £150,000 - £160,000

A beautifully presented and modern two-bedroom semi-detached home, offering stylish and well-proportioned accommodation throughout. The property boasts a spacious living room, contemporary fitted kitchen diner with a versatile additional reception area, two good-sized bedrooms and a modern family bathroom. Externally, the property benefits from a driveway providing off-road parking for two vehicles, together with an attractive rear garden featuring a generous paved patio seating area, ideal for outdoor entertaining. Situated in a much sought-after location just off Thievesdale Lane, the property is conveniently positioned close to local shops and amenities. An ideal purchase for first-time buyers looking to get onto the property ladder or investors seeking an excellent buy-to-let opportunity.

Kendra Jacob

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• ***GUIDE PRICE £150,000 - £160,000*** • Modern two-bedroom semi-detached home. • Beautifully presented throughout. • Spacious and stylish living room. • Contemporary extended kitchen diner. • Versatile additional reception/snug area. • Two well-proportioned bedrooms. • Modern family bathroom. • Driveway providing off-road parking for two vehicles. • Much sought-after location just off Thievesdale Lane, close to local shops and amenities. Ideal for first-time buyers and investors.





ENTRANCE HALLWAY

Having a side-facing UPVC double-glazed entrance door leading into the welcoming entrance hallway, featuring contemporary laminate wood flooring and doors giving access to the living room and extended kitchen diner.

KITCHEN DINER

Fitted with a modern range of high-gloss wall and base units, complemented by stylish work surfaces incorporating a stainless-steel sink unit with mixer tap. There is a fitted fan-assisted electric oven, ceramic electric hob with extractor hood above, and a range of integrated appliances including a fridge freezer, dishwasher and wine fridge. The kitchen is partially tiled to the walls, with decorative coving to the ceiling and contemporary laminate wood flooring which continues seamlessly throughout the extension.

This versatile and beautifully presented space offers excellent flexibility and can comfortably accommodate a dining area, although it is currently utilised as a relaxing snug. Further features include a breakfast bar, side-facing UPVC double-glazed window, rear-facing UPVC double-glazed patio doors opening directly onto the paved garden seating area, central heating radiator and decorative coving to the ceiling.

LIVING ROOM

A spacious and stylishly presented living room, offering a modern yet welcoming feel. Having a front-facing UPVC double-glazed window, decorative wall panelling, central heating radiator and attractive natural wood flooring. There is also a contemporary spindle staircase leading to the first-floor landing. The focal point of the room is an attractive feature fireplace with a marble hearth and inset surround, incorporating an electric log-burning effect fire.

FIRST FLOOR LANDING

Having a side-facing UPVC double-glazed window, decorative coving to the ceiling and doors giving access to both bedrooms and the family bathroom.

MASTER BEDROOM

A generous double master bedroom, featuring a rear-facing UPVC double-glazed window, central heating radiator, decorative coving to the ceiling and an excellent range of fitted mirrored wardrobes extending along one wall, providing ample hanging and storage space.

BEDROOM TWO

A well-proportioned second bedroom, having a front-facing UPVC double-glazed window, central heating radiator, decorative coving to the ceiling and a useful fitted storage cupboard incorporating shelving and a hanging rail.

BATHROOM

Fitted with a modern three-piece white suite comprising a panelled bath with shower mixer tap, pedestal wash hand basin and low-flush WC. The bathroom is finished with contemporary full-height wall tiling, complementary tiled flooring, central heating radiator and a front-facing obscure UPVC double-glazed window.

EXTERIOR

To the front of the property is a lawned garden and a

driveway providing off-road parking for two vehicles, with gated access leading to the side and rear.

The side and rear gardens offer an excellent outdoor entertaining space, featuring a generous paved patio seating area, ideal for outdoor dining and relaxation, together with a lawned garden, well-stocked borders, garden shed, outside lighting and an external water tap.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

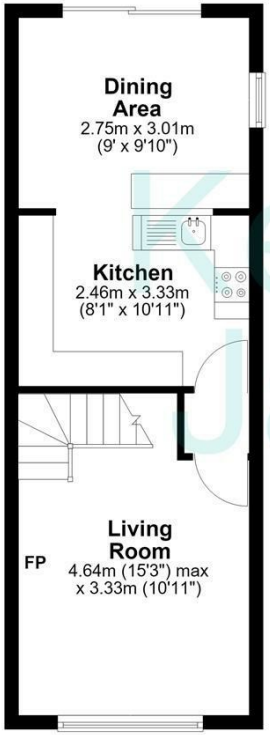
Floor Area – 598.30 sq ft

Tenure – Freehold

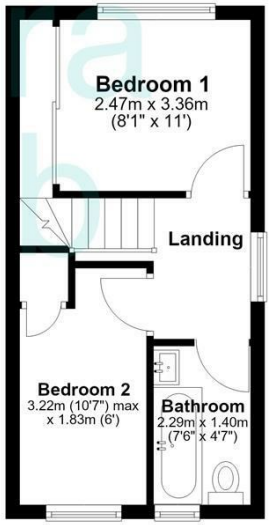




Ground Floor
Approx. 32.6 sq. metres (350.4 sq. feet)

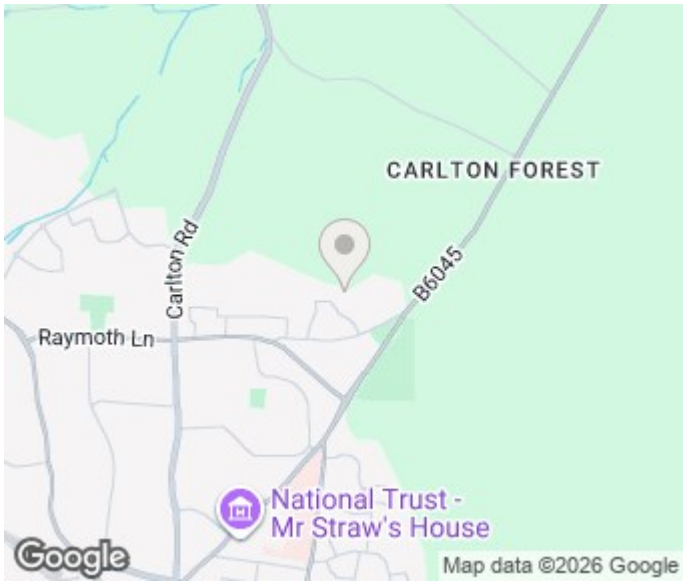


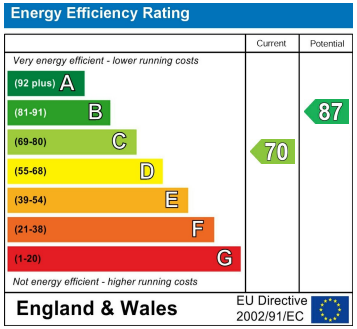
First Floor
Approx. 23.0 sq. metres (247.9 sq. feet)



Total area: approx. 55.6 sq. metres (598.3 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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