



15 WALLINGBROOK RISE WORKSOP, S80 3PG

£175,000
FREEHOLD

****GUIDE PRICE £175,000- £185,000****

A well-presented home benefiting from a range of recent improvements, including double-glazed windows, a composite entrance door, a modern heating system and newly fitted internal doors. The property offers a well-equipped kitchen, a spacious living room and a conservatory with underfloor heating, providing additional living space with direct access to the attractive rear garden. To the first floor are two bedrooms and a newly fitted contemporary shower room. Externally, the property boasts a double driveway providing off-road parking, secure gated side access and a delightful rear garden featuring a block-paved patio, lawn and useful storage shed.

Situated in the sought-after area of St Anne's, the property enjoys a pleasant setting with beautiful countryside walks nearby, while remaining within walking distance of local pubs, cafés and the town centre. The property also benefits from convenient access to motorway links, making it an ideal choice for buyers seeking a well-maintained home combining modern comforts, outdoor space and a desirable location.

**Kendra
Jacob**

Powered by

JBS Estates

15 WALLINGBROOK RISE

• GUIDE PRICE £175,000-£185,000 • TWO DOUBLE BEDROOMS • NEWLY FITTED SHOWER ROOM, WINDOWS, DOORS AND CENTRAL HEATING SYSTEM • PERFECT FOR FIRST TIME BUYERS • DOUBLE DRIVEWAY • LOCATED IN A SOUGHT AFTER AREA OF ST ANNES • CONSERVATORY WITH UNDERFLOOR HEATING • FITTED WARDROBES TO BEDROOM ONE • ATTRACTIVE GARDENS • SEMI-DETACHED



ENTRANCE HALL

A welcoming entrance hall with a front-facing composite entrance door, ceramic tiled flooring and a central heating radiator.

KITCHEN

Fitted with a range of high- and low-level units, complemented by work surfaces incorporating a composite sink and drainer. Integrated appliances include an electric hob, electric oven and dishwasher, with plumbing for a washing machine and space for a fridge/freezer. Further features include ceramic tiled flooring, tiled splashbacks, a front-facing double-glazed window, central heating radiator and a wall-mounted heating system.

LIVING ROOM

A generously proportioned living room featuring a useful under-stairs storage cupboard, TV point and central heating radiator. Rear-facing patio doors provide access to the conservatory.

CONSERVATORY

A bright and inviting space with laminate flooring and underfloor heating. Power points are provided, while French doors open directly onto the attractive rear garden.

FIRST FLOOR-LANDING

Having a side-facing double-glazed window and a built-in airing cupboard incorporating a central heating radiator.

BEDROOM ONE

A well-proportioned bedroom with a rear-facing double-glazed window, fitted wardrobes extending along one wall and a central heating radiator.

BEDROOM TWO

Featuring a front facing double glazed window and a central heating radiator.

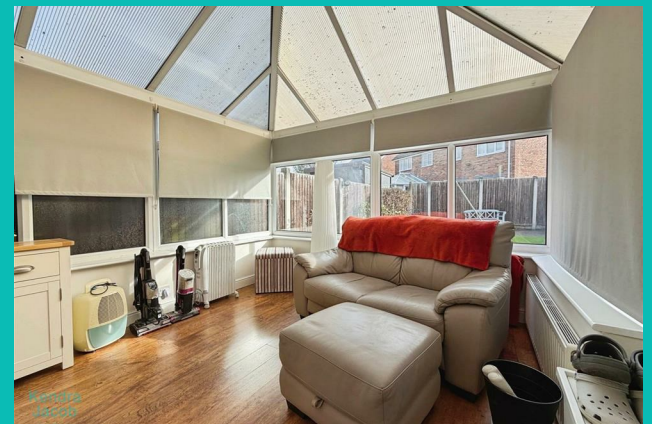
SHOWER ROOM

Recently fitted with a modern suite comprising a walk-in shower with rainfall showerhead, vanity wash hand basin, low-flush WC, luxury MPV flooring, heated towel radiator and LED mirror.

EXTERNAL

To the front, the property benefits from a double driveway providing off-road parking. Secure gated side access leads to an attractive rear garden, featuring a block-paved patio, lawned area bordered by established bushes and a useful storage shed.

15 WALLINGBROOK RISE





15 WALLINGBROOK RISE

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

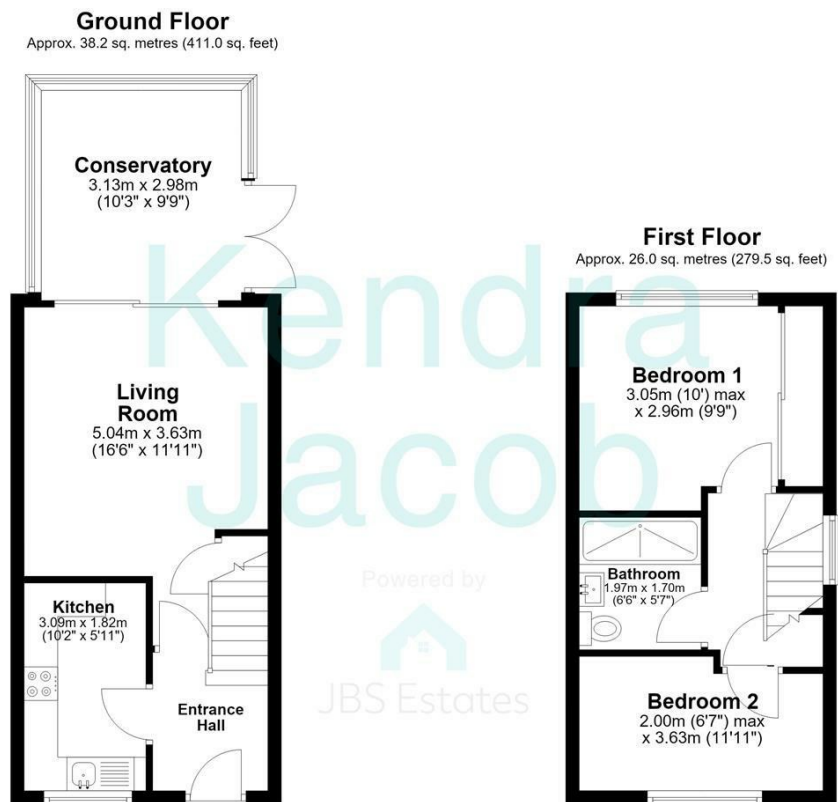
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

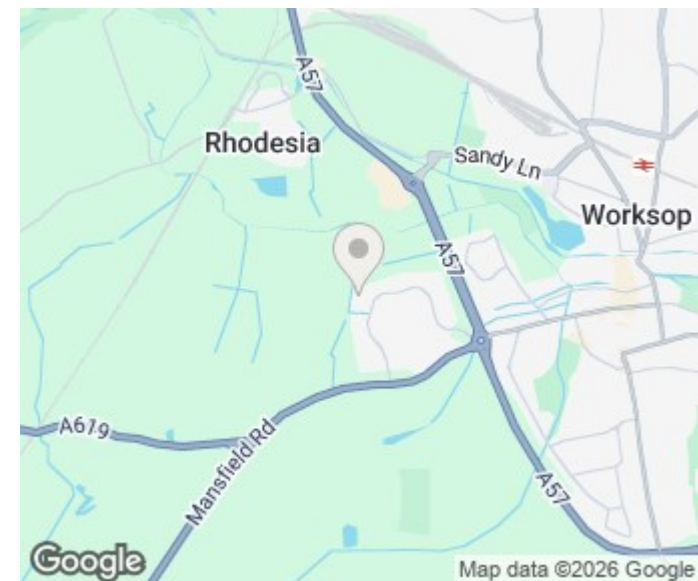
Tenure – Freehold





Total area: approx. 64.1 sq. metres (690.5 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		88
(81-91) B		
(69-80) C	74	
(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

Powered by
JBS Estates