



## 19 LADY WALK WORKSOP, S81 8TA

£335,000  
FREEHOLD

\*\*\*\*GUIDE PRICE £335,000-£345,000\*\*\*\*

This impressive four-bedroom detached home occupies a generous and highly private corner plot, offering spacious and versatile accommodation ideal for modern family living. The property features a welcoming entrance hall, downstairs WC, separate dining room, a well-appointed kitchen with adjoining utility room, and a bright dual-aspect living room with French doors opening onto the garden and a feature fireplace. Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite shower room, alongside a contemporary family bathroom. Additional benefits include ample storage throughout and a practical layout designed for everyday comfort. Externally, the property enjoys extensive landscaped gardens with lawns, mature planting, patio areas, and a high degree of privacy. A detached double garage with power, lighting, and rear garden access complements the block-paved driveway, providing ample off-road parking.

Overall, a substantial and well-presented home combining space, privacy, and practicality in a sought-after corner plot setting.

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# 19 LADY WALK

- SPACIOUS DETACHED FAMILY HOME • FOUR BEDROOMS • TWO RECEPTION ROOMS • OCCUPYING ON A GENEROUS CORNER PLOT • DOUBLE DETACHED GARAGE • BLOCK PAVED DRIVEWAY PROVIDING AMPLE PARKING • ATTRACTIVE REAR GARDEN • DOWNSTAIRS WC • WELL PRESENTED THROUGHOUT • GUIDE PRICE £335,000-£345,000

## ENTRANCE HALL

A welcoming entrance is provided via a front-facing composite door, opening into a bright hallway with laminate flooring, useful under-stairs storage, a central heating radiator, and stairs rising to the first floor.

## DOWNSTAIRS WC

Conveniently located and fitted with a wash hand basin, low-level WC, and a front-facing obscure double-glazed window.

## DINING ROOM

A spacious and versatile reception room positioned to the front of the property, featuring double-glazed windows, laminate flooring, and a central heating radiator. Double doors provide a seamless flow through to the living accommodation.

## KITCHEN

Well-appointed with a range of wall and base units, work surfaces, stainless steel sink and drainer, and a four-ring gas hob with electric oven. Additional features include plumbing for a washing machine, splashback tiling, rear-facing double-glazed window, and a central heating radiator—designed with both functionality and everyday convenience in mind.

## UTILITY ROOM

A highly practical extension of the kitchen, offering additional storage, work surface space, plumbing for a washing machine, ceramic tiled flooring, and a rear-facing uPVC door providing direct garden access.

## LIVING ROOM

A superb dual-aspect reception room filled with natural light, featuring front-facing windows and rear-facing French doors opening onto the garden. The room is finished with laminate flooring, two central heating radiators, and a striking gas fireplace set within a marble hearth and surround, creating an elegant focal point.

## FIRST FLOOR-LANDING

Bright and spacious landing area with a front-facing double-glazed window, laminate flooring, loft access, and a built-in cupboard housing the central heating system.

## BEDROOM ONE

A generous principal bedroom overlooking the landscaped rear garden. Benefiting from fitted wardrobes, laminate flooring, TV and power points, central heating radiator, and direct access to the en-suite shower room.

## EN SUITE

Stylish and functional, comprising a walk-in shower enclosure, WC, wash basin, partial tiling, vinyl flooring, extractor fan, shaver point, central heating radiator, and an obscure rear-facing window.

## BEDROOM TWO

With a rear-facing aspect overlooking the garden, built in wardrobes, laminate flooring, and a central heating radiator.

## BEDROOM THREE

With a front-facing double glazed window, fitted wardrobes, laminate flooring, and a central heating radiator.



#### **BEDROOM FOUR**

With a front-facing double-glazed window, laminate flooring, and a central heating radiator.

#### **FAMILY BATHROOM**

Comprising a panelled bath with shower over, pedestal wash basin, low-flush WC, partial wall tiling, shaver point, central heating radiator, and a rear-facing obscure double-glazed window.

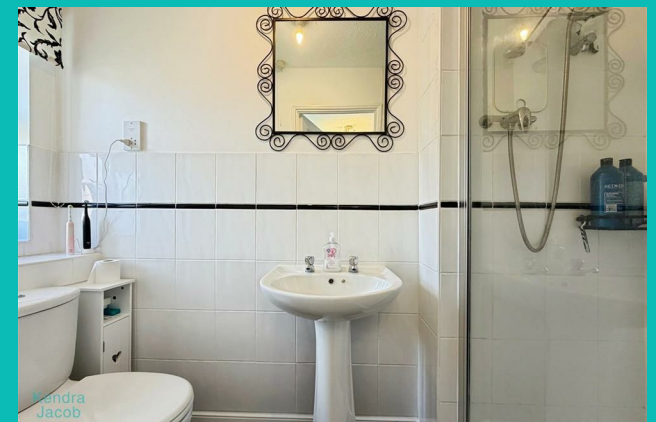
#### **DOUBLE GARAGE**

A detached double garage with up-and-over doors, benefitting from a rear access door opening directly onto the garden. The garage is fully equipped with power and lighting, offering excellent versatility for parking, storage, or workshop use.

#### **EXTERNAL**

Occupying an impressive corner plot, the property enjoys extensive and private gardens with a combination of lawned areas, mature trees, shrubs, and wooden sleeper borders. A paved patio provides an ideal outdoor seating and entertaining space, complemented by an outside tap and useful storage shed. A block-paved driveway offering ample off-road parking. Mature planting and tree screening enhance the sense of privacy from the road.

## **19 LADY WALK**





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## ADDITIONAL INFORMATION

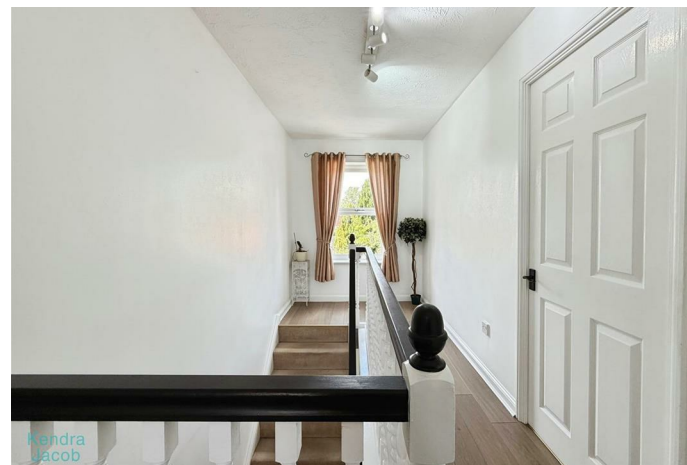
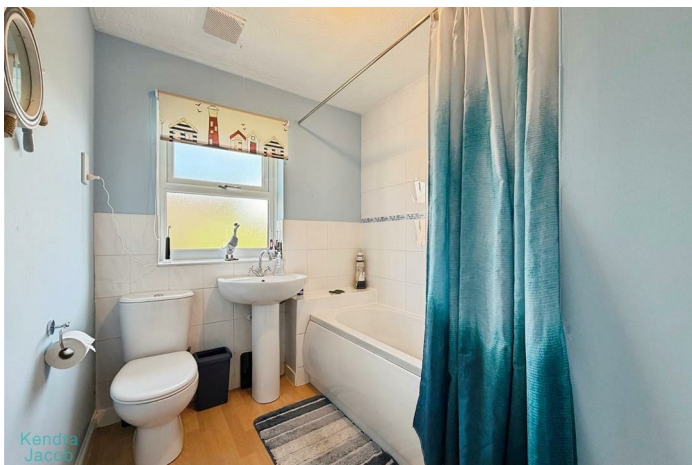
**Local Authority** – Bassetlaw

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1474.40 sq ft

**Tenure** – Freehold



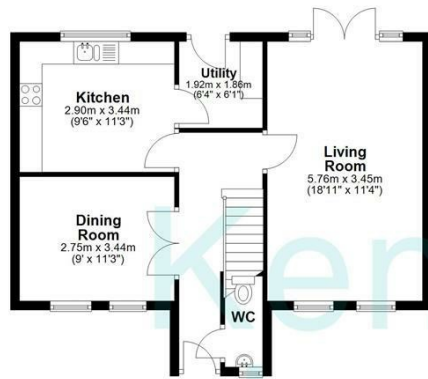
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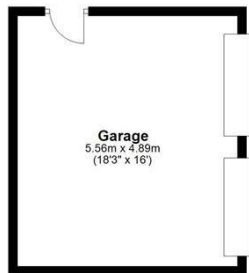
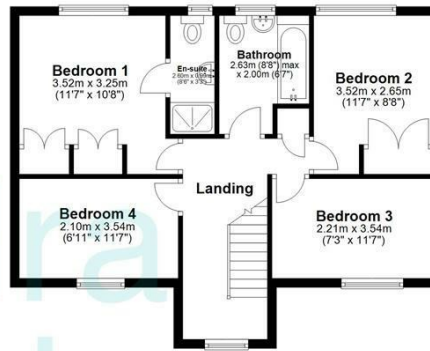
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**Ground Floor**  
Approx. 81.4 sq. metres (875.9 sq. feet)



**First Floor**  
Approx. 55.6 sq. metres (598.8 sq. feet)



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Total area: approx. 137.0 sq. metres (1474.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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