



## 1 HARLEQUIN DRIVE WORKSOP, S81 7SP

£400,000  
FREEHOLD

\*\*\* GUIDE PRICE: £400,000 - £425,000 \*\*\*

This property is simply STUNNING. It must be viewed to appreciate the size and the beautifully maintained and decorated home. It is situated at the end of the cul de sac having amazing views overlooking the front elevation. The property is perfectly situated for the motorway network including the A1/M1/M18. There is a driveway to the property which leads to the brick built garage. The rear garden is mainly laid to lawn, fully enclosed and has a patio area perfect for entertaining. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra  
Jacob

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# 1 HARLEQUIN DRIVE

- GUIDE PRICE: £400,000 - £425,000 • Superb Four Bedroom Detached House • Driveway Leading To The Brick Built Garage • Views Overlooking The Front • School Catchment • Convenient For The Motorway • Two Reception Rooms • Superb Dining Kitchen • Utility Room And Downstairs Cloakroom • Master Bedroom With En Suite



## Entrance Hall

With composite door leading into the spacious entrance hall with stairs rising to the first floor accommodation. There is a useful storage cupboard and central heating radiator.

## Lounge

With bay window overlooking the front elevation and patio doors opening onto the patio area and rear garden. Central heating radiator.

## Dining Room

With window overlooking the front and central heating radiator.

## Dining Kitchen

Comprehensive range of cream high gloss wall and base units with complimentary work surfaces over. There is a one and a half bowl sink unit, AEG built in oven, gas hob and extractor above, built in fridge and freezer and built in dish washer, two windows overlooking the rear garden, central heating radiator and patio doors opening onto a further patio area. Spot lights to the ceiling.

## Utility Room

Briefly comprising of wall and base units, stainless steel sink unit, plumbing for automatic washing machine, spot lights and window to the side.

## Downstairs Cloakroom

Briefly comprising of low flush WC, wash hand basin and central heating radiator.

## First Floor Landing

Spacious landing with window to the front elevation

allowing extra natural light and central heating radiator.

Useful storage cupboard,

## Master Bedroom

Beautifully decorated with built in wardrobes, window to the side and rear and central heating radiator. A door leads into the en suite facilities.

## En Suite

Large en suite with shower cubicle, wash hand basin, low flush WC, mirror, heated towel rail, partially tiled and window to the rear.

## Bedroom Two

With window overlooking the rear and central heating radiator.

## Bedroom Three

With two windows and central heating radiator.

## Bedroom Four

With window overlooking the front and central heating radiator.

## Family Bathroom

A four piece suite comprising of panelled bath with mixer tap, wash hand basin and low flush WC, airing cupboard, mirror, separate shower cubicle, central heating radiator and spot lights to the ceiling.

## Outside

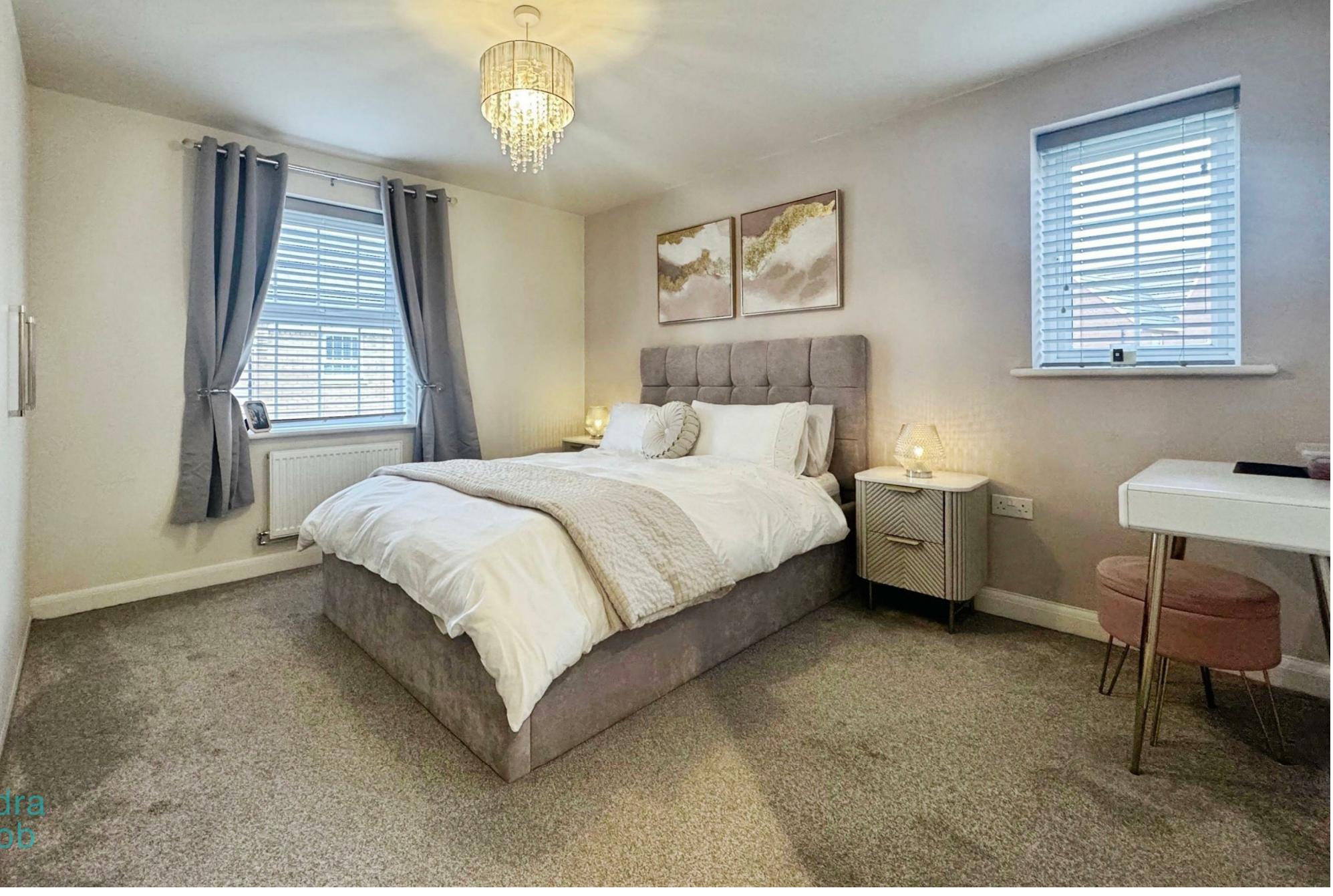
The property is accessed from the main road down a private road to number 1 Harlequin Drive. The property overlooks the woodland to the front and has a small garden

area with lawn and pebbled area. There is a drive to the side of the property which leads to the garage with up and over door. To the rear garden is a lawned area, fully enclosed and has a patio area which is perfect for entertaining.

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## 1 HARLEQUIN DRIVE

### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1549.40 sq ft

**Tenure** – Freehold





Total area: approx. 143.9 sq. metres (1549.4 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	93	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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