



18 BLYTH ROAD WORKSOP, S81 0HW

£240,000
FREEHOLD

****GUIDE PRICE £240,000 - £250,000****

A charming and generously proportioned traditional semi-detached family home, offering an excellent blend of period character, spacious accommodation and modern family living. Ideally situated within walking distance of North Notts College, the train station, Bassetlaw Hospital, local shops and a wide range of other amenities, the property is perfectly positioned for convenient day-to-day living. With its appealing traditional features, well-proportioned rooms and excellent location, this attractive family home offers a wonderful opportunity for buyers seeking both character and practicality. The property provides a welcoming entrance hall, two impressive reception rooms, a well-proportioned dining room with direct access to the rear garden, and a fitted kitchen with adjoining utility room and cellar. To the first floor are three good-sized bedrooms and a modern family bathroom. The home retains a wealth of attractive traditional features, including beautiful fireplaces, traditional coving and dado rails, decorative wall detailing and characterful windows, complemented by practical modern touches throughout. Externally, the property benefits from a gated driveway providing off-road parking, useful side access leading to a private enclosed rear garden, with lawn and patio areas. A particularly valuable feature is the detached double garage, which benefits from an electric entrance door, additional UPVC access, power and lighting.

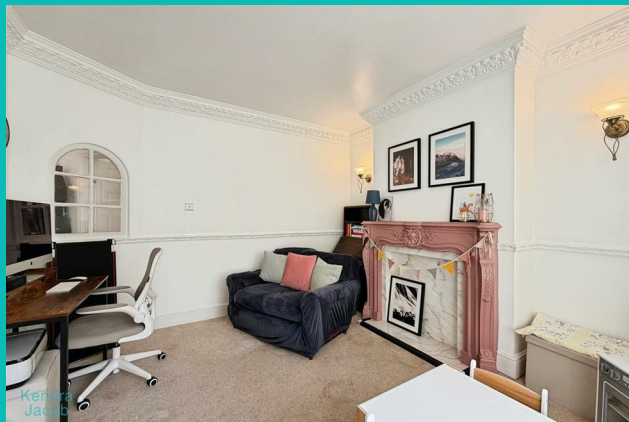
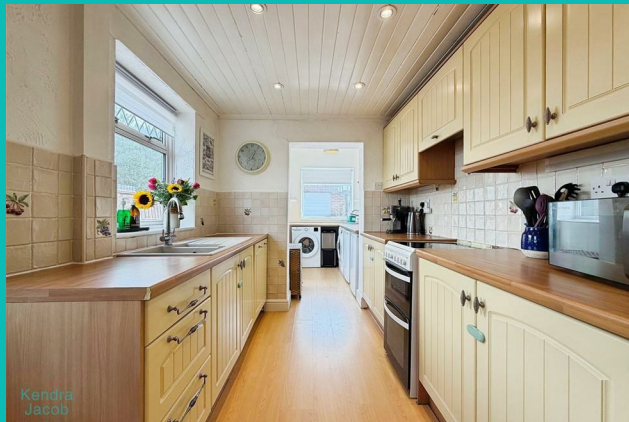
**Kendra
Jacob**

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18 BLYTH ROAD

• GUIDE PRICE £240,000-£250,000 • TRADITIONAL SEMI-DETACHED HOME • CHARMING THROUGHOUT WITH TRADITIONAL FEATURES • CELLAR TO THE PROPERTY • THREE RECEPTION ROOMS • DOUBLE DETACHED GARAGE • IDEAL FAMILY HOME • BEAUTIFUL CAST IRON FIREPLACE FITTED TO THE SITTING ROOM • OFF ROAD PARKING



ENTRANCE HALL

Accessed via a front-facing UPVC entrance door with adjoining front-facing double-glazed obscure windows. The entrance hall features a dado rail, central heating radiator, stairs rising to the first floor and beautiful tiled flooring.

LIVING ROOM

A well-presented reception room featuring a front-facing double-glazed bay window, traditional coving and dado rail. The main focal point is a beautiful marble-tiled fireplace and hearth with surrounding detailing. The room also benefits from power points and a central heating radiator.

SITTING ROOM

A generous reception room with traditional coving and dado rail, complemented by attractive decorative wall features. The main focal point is a characterful cast-iron fireplace with gas fire, marble hearth and wooden surround. The room also benefits from power points and a central heating radiator.

DINING ROOM

A well-proportioned dining space with rear-facing patio doors providing direct access and views towards the garden. Central heating radiator. Accessed from the sitting room.

KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a composite sink and drainer. Integrated dishwasher and space for an electric cooker. Additional features include power points,

splashback tiling and laminate flooring. Side-facing double-glazed windows provide natural light, while a side-facing UPVC door gives external access. The kitchen also provides access to the utility room and cellar.

UTILITY ROOM

A useful utility space with work surfaces, plumbing for a washing machine and space for a tumble dryer. Power points are provided, together with side- and rear-facing double-glazed windows which allow excellent levels of natural light into the room.

CELLAR

A useful cellar with power and lighting, accessed directly from the kitchen.

FIRST FLOOR-LANDING

The first-floor landing features a side-facing double-glazed obscure window and provides access to three good-sized bedrooms and the family bathroom.

BEDROOM ONE

A generous double bedroom featuring a front-facing double-glazed window, built-in wardrobes, central heating radiator and power points.

BEDROOM TWO

A generous-sized bedroom with built-in wardrobes and drawers, attractive decorative wall panelling and a rear-facing double-glazed window. Central heating radiator and power points.

BEDROOM THREE

A well-presented third bedroom featuring a bespoke

front-facing window, loft access, central heating radiator and power points.

BATHROOM

A modern, partially tiled family bathroom comprising a curved bath with shower attachment, separate walk-in shower with rainfall shower fitting, wash hand basin with vanity unit and low-flush WC. Further features include a heated towel radiator, laminate flooring and a rear-facing double-glazed obscure window.

EXTERNAL

The property is approached via double iron gates opening onto a driveway providing off-road parking, together with a gravelled area. A further gated side access leads through to the rear garden. To the rear is an enclosed garden offering a combination of lawn and patio areas, with access into the detached double garage. Additional features including fence boundaries and an outside tap.

DOUBLE DETACHED GARAGE

A substantial detached double garage with electric entrance door and an additional UPVC pedestrian door. The garage benefits from power and lighting and provides excellent additional storage.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

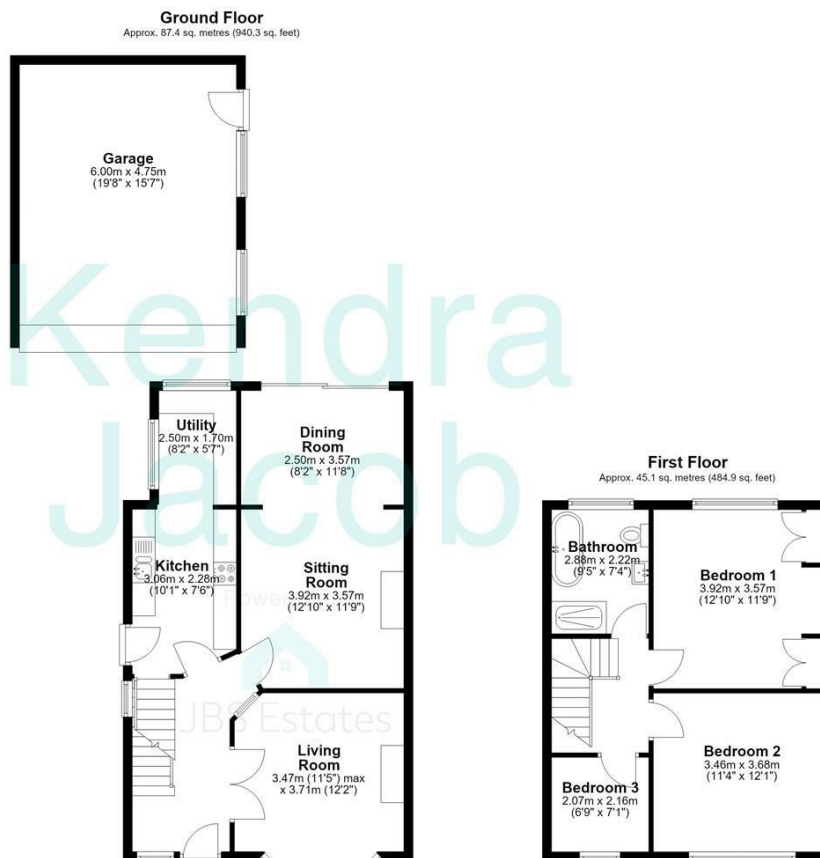
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1511.10 sq ft

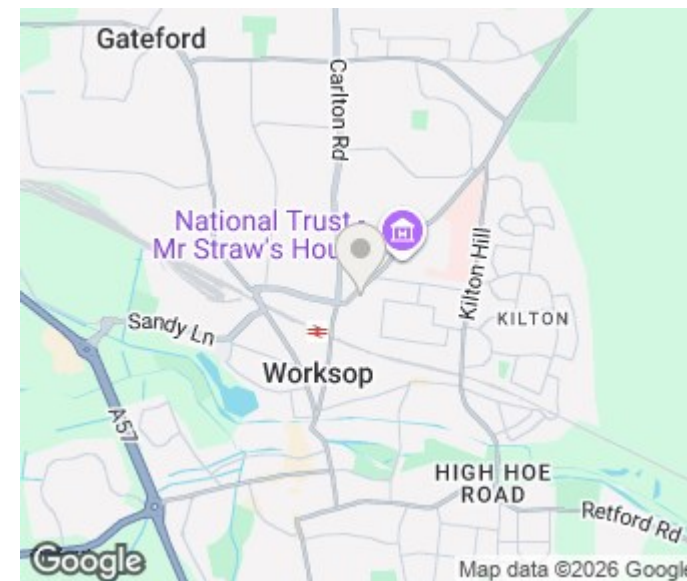
Tenure – Freehold





Total area: approx. 140.4 sq. metres (1511.1 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		
(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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