71 FENNEC DRIVE

WORKSOP, S81 8GZ

£330,000

FREEHOLD

****** GUIDE PRICE £330,000 - £340,000 ******

An exceptional and elegantly presented four-bedroom family home, thoughtfully enhanced by the current owners to create a sophisticated yet welcoming living environment. The property seamlessly blends elegant interiors with modern convenience and has been significantly upgraded throughout, including soffit lighting, air conditioning, a bespoke fitted media wall, decorative wall panelling, upgraded AEG kitchen appliances and two EV charging points. The property briefly comprises a welcoming entrance hall with Herringbone flooring flowing throughout the ground floor, a downstairs WC, and a stunning lounge featuring a bespoke media wall and decorative panelling. Double black-framed glazed doors lead through to the impressive kitchen/diner, creating a superb open flow between the living and entertaining spaces. The kitchen is complemented by upgraded AEG appliances, while a separate utility room provides additional practical space. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with a modern en-suite, together with a contemporary family bathroom. Outside, the beautifully landscaped south-facing rear garden has been thoughtfully designed for entertaining and relaxation featuring extensive porcelain patio, a stylish pergola and a lawned garden completing with a Mediterranean-inspired look with planting.

Kendra Jacob

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• GUIDE PRICE £330,000-£340,000 • QUALITY & STYLISH DETACHED FAMILY HOME • BESPOKE MEDIA WALL FITTED TO THE LIVING ROOM • AIR-CONDITIONING UNIT FITTED TO BEDROOM TWO • BEAUTIFUL LANDSCAPED GARDEN WITH PORCELAIN PATIO AND PERGOLA • UPGRADED INTEGRATED AEG APPLIANCES FITTED TO THE KITCHEN • HERRINGBONE FLOORING TO THE GROUND FLOOR • INTEGRAL GARAGE • SOUTH FACING GARDEN

ENTRANCE HALL

A welcoming entrance hall featuring a front-facing composite door, central heating radiator and attractive decorative wall panelling. Herringbone flooring runs throughout, with stairs rising to the first floor and access to the integral garage.

CLOAKROOM

Fitted with a low-flush WC and pedestal wash hand basin, together with a central heating radiator. A front-facing double-glazed obscure window provides natural light, complemented by stylish herringbone flooring.

LOUNGE

A beautiful and inviting living space featuring decorative panelled walls and a front-facing double-glazed window with wooden shutters. A bespoke fitted media wall creates an attractive focal point, while double black-glazed doors provide access into the kitchen/dining room. Finished with herringbone flooring.

KITCHEN/DINER

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces and integrated appliances. The kitchen includes an AEG four-ring gas hob with stainless steel cooker and extractor above, electric oven and grill, together with an integrated fridge and freezer. A rear-facing double-glazed window overlooks the garden, while rear-facing double-glazed French doors provide direct access to the attractive outdoor space. There is also a large built-in storage cupboard. Herringbone flooring continues through the room.

UTILITY ROOM

Fitted with a range of wall and base units, incorporating a stainless steel sink and drainer and integrated automatic washing machine. A side-facing composite door provides access to the outside, with a central heating radiator and herringbone flooring completing the room.

MASTER BEDROOM

A generously sized master bedroom featuring a front-facing double-glazed window with wooden shutters. The room benefits from decorative wall panelling, a fitted wardrobe with hanging rail, central heating radiator and TV point. Access is provided to the modern en-suite shower room.

EN SUITE

A modern, partially tiled en-suite comprising a walk-in shower, wash hand basin and low-flush WC. Further features include a chrome heated towel radiator, front-facing double-glazed obscure window, wall-mounted storage cupboard and extractor fan.

BEDROOM TWO

A spacious double bedroom with a front-facing double-glazed window fitted with wooden shutters, while a fitted air-conditioning unit provides additional comfort and a central heating radiator.

BEDROOM THREE

Another excellent double bedroom with a rear-facing double-glazed window, decorative wall panelling and central heating radiator.

BEDROOM FOUR

A versatile room currently utilised as a dressing room. The bedroom features a rear-facing double-glazed window, fitted wardrobes extending along one wall, decorative panelling, central heating radiator, loft access and TV point.

FAMILY BATHROOM

A bright and modern family bathroom comprising a panelled bath with shower over, wash hand basin and low-flush WC. Further features include partially tiled marble effect tiles, a chrome heated towel radiator, shaver point and rear-facing double-glazed obscure window.

INTEGRAL GARAGE

The integral garage benefits from an up-and-over door, power and lighting, together with an internal access door into the property.

EXTERNAL

To the front, there is a double driveway providing ample off-road parking, two EV charging points and access to the integral garage. To the rear of the property is a beautifully landscaped, south-facing garden designed with entertaining and outdoor living in mind. The garden features a porcelain-paved patio with pergola, a lawned area and a further porcelain-paved seating area, providing excellent spaces for entertaining and relaxing. Raised sleeper beds and external power points add further practicality.

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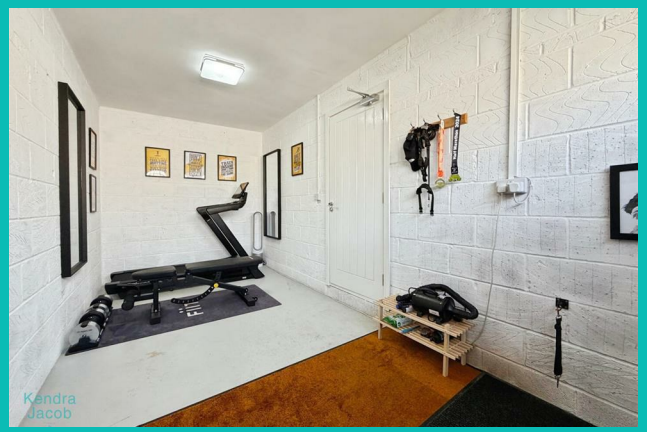

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Jacob

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band D

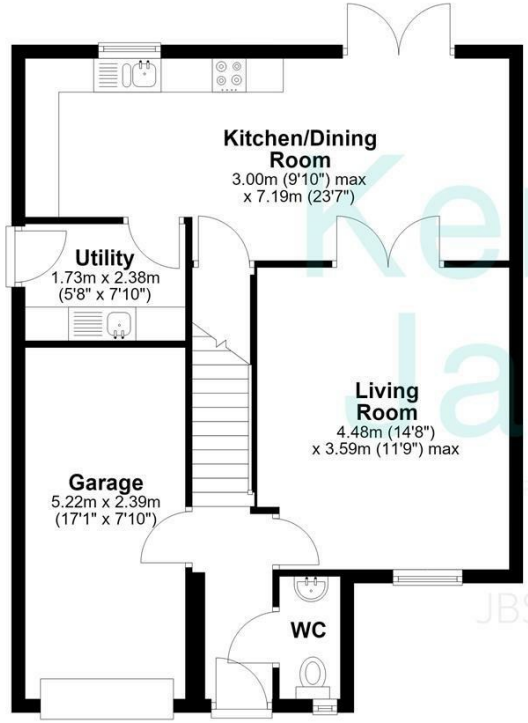
Viewings – By Appointment Only

Floor Area – 1296.80 sq ft

Tenure – Freehold

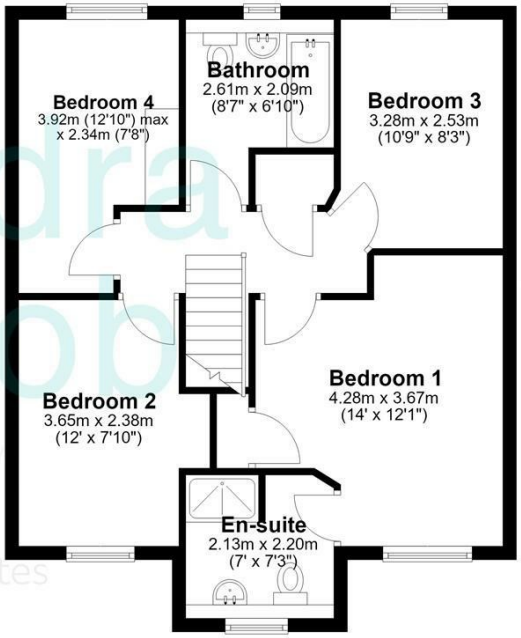
Ground Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



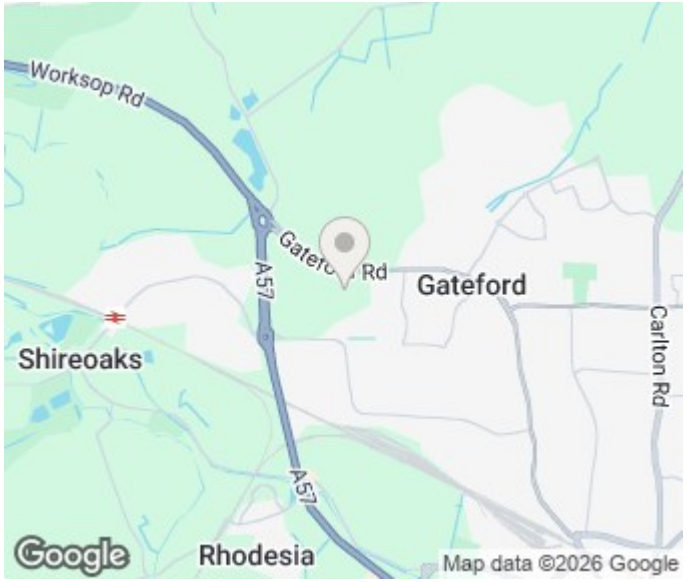
First Floor

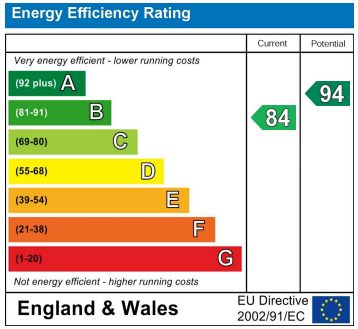
Approx. 57.7 sq. metres (621.0 sq. feet)



Total area: approx. 120.5 sq. metres (1296.8 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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