



2 LADYFIELD ROAD WORKSOP, S80 3JS

£400,000
FREEHOLD

GUIDE PRICE £400,000 - £425,000

This stylish and characterful three double bedroom detached cottage offers spacious and beautifully presented accommodation throughout, blending modern comfort with charming period features such as exposed wooden beams, a feature fireplace, and a delightful conservatory overlooking the garden. The property boasts a well-appointed kitchen diner, generous living spaces, a master bedroom with en-suite, and attractive, well-maintained gardens with countryside views, along with an oversized detached double garage. Situated in a beautiful, quiet rural village within easy reach of Sheffield and Worksop, this wonderful home enjoys a peaceful setting while remaining conveniently located for local amenities and transport links. Offered to the market with no upper chain, this spacious cottage presents an excellent opportunity for those seeking a tranquil lifestyle in a truly picturesque location.

**Kendra
Jacob**

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2 LADYFIELD ROAD

- ***GUIDE PRICE £400,000 - £425,000***
- Spacious three double bedroom detached cottage
- Beautifully presented throughout with stylish interiors
- Full of character with exposed beams and feature fireplace
- Generous living spaces including a stunning living room and conservatory
- Well-appointed kitchen diner with integrated appliances
- Master bedroom with en-suite shower room
- Attractive gardens with countryside views
- Oversized detached double garage and ample outdoor space
- Quiet rural village location close to Sheffield and Worksop, offered with no upper chain



ENTRANCE HALLWAY

A charming timber front door opens into a stylish and welcoming entrance hallway, rich in cottage character. A front-facing UPVC double-glazed window allows natural light to pour in, while an elegant spindle staircase rises to the first-floor landing. The space is enhanced by warm wall lighting and a central heating radiator, with a sliding door leading to the utility room and a further door opening into the kitchen diner.

UTILITY ROOM

Fitted with a range of wall and base units complemented by work surfaces, the utility room incorporates a stainless steel sink with mixer tap. There is space and plumbing for freestanding appliances, including an automatic washing machine, tumble dryer and freezer. A wall-mounted conventional boiler with hot water tank is neatly housed here. Finished with vinyl flooring and a side-facing UPVC double-glazed window, the room is both practical and well-presented.

KITCHEN DINER

This beautifully appointed kitchen diner blends quality fittings with rustic charm. A range of wall and base units is set beneath complementary work surfaces, incorporating a sink with mixer tap. Integrated appliances include a fan-assisted double oven, four-ring ceramic hob with extractor above, and dishwasher. The room features partial wall tiling, natural wood flooring, ceiling downlights, and exposed wooden beams that enhance the cottage feel. Dual-aspect UPVC double-glazed windows, one with a

delightful window seat, create a light and airy atmosphere. A door leads through to the inviting living room.

LIVING ROOM

A truly stunning living space brimming with character, featuring exposed wooden beams and soft wall lighting. A charming brick feature fireplace with a wooden mantel and tiled hearth forms the focal point, complete with a coal-effect gas fire. The room benefits from a side-facing UPVC double-glazed bow window and rear-facing patio doors opening into the conservatory, while central heating radiators ensure comfort throughout. A door leads to the rear entrance hall.

REAR ENTRANCE HALL

With a rustic timber door providing access to the rear, this practical space includes a fitted cupboard housing the alarm system, exposed ceiling beams, and a central heating radiator. A door leads conveniently to the downstairs WC.

DOWNSTAIRS WC

Comprising a low-flush WC and a wall-mounted hand wash basin, this space is complemented by a central heating radiator, extractor fan, and a side-facing obscure UPVC double-glazed window.

CONSERVATORY

A delightful addition to the home, featuring a stone half dwarf wall and timber-framed double-glazed windows. Patio doors open out to the rear garden, making it an ideal spot to relax and enjoy the surroundings. The room is completed with a tiled floor and central heating radiator for year-round use.

FIRST FLOOR LANDING

A bright landing with a side-facing UPVC double-glazed window, offering access to two storage cupboards, loft hatch, and a central heating radiator. Doors lead to three generous double bedrooms and the family bathroom.

MASTER BEDROOM

A delightful and spacious principal bedroom with front and side-facing UPVC double-glazed bow windows that flood the room with natural light. Fitted wardrobes provide ample storage, and two radiators ensure comfort. A sliding door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

Elegantly finished, comprising a walk-in shower with mains-fed shower, vanity hand wash basin, and low-flush WC. Fully tiled walls, ceiling downlights, extractor fan, and a front-facing obscure UPVC double-glazed window complete the space.

BEDROOM TWO

A charming second double bedroom with a side-facing UPVC double-glazed bow window, fitted wardrobes, and a central heating radiator.

BEDROOM THREE

A further well-proportioned double bedroom with a rear-facing UPVC double-glazed bow window, fitted wardrobes, and a central heating radiator.

FAMILY BATHROOM

A spacious and well-appointed four-piece suite featuring a corner panelled bath with overhead shower and glass

screen, vanity hand wash basin, low-flush WC, and bidet. The room is fully tiled and benefits from downlighting, natural wood flooring, a central heating radiator, extractor fan, and a front-facing obscure UPVC double-glazed window.

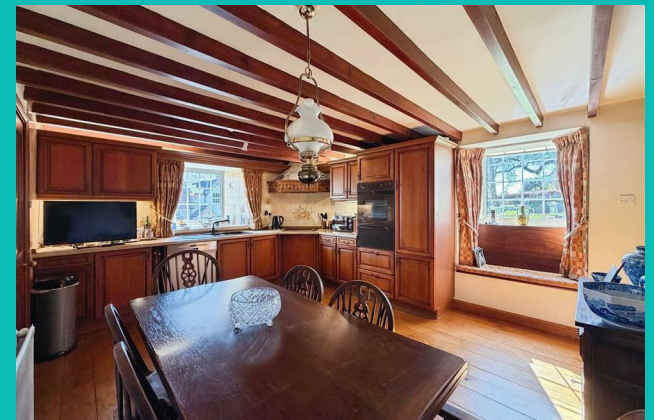
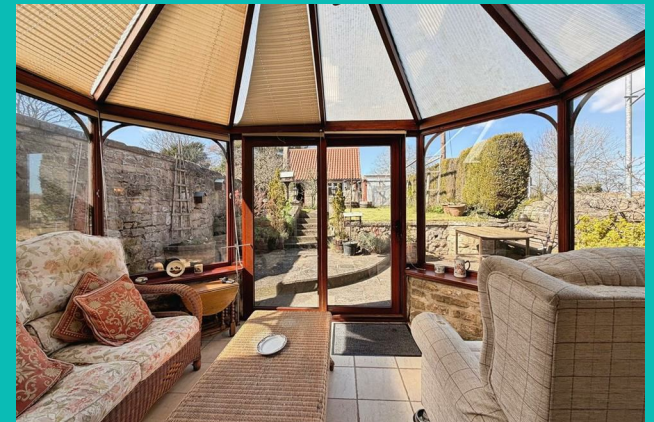
EXTERIOR

This enchanting cottage occupies a generous plot with picturesque views across open farmland and rolling countryside. To the front, a low-maintenance block-paved garden is beautifully framed by well-stocked shrub and flower borders, with gated access leading to the rear. The rear garden is equally impressive, offering a paved patio seating area ideal for entertaining, steps rising to a lawn with mature borders and a vegetable patch, along with two garden sheds. At the far end, double timber gates open onto a driveway leading to an oversized detached double garage.

DETACHED DOUBLE GARAGE

An impressive oversized detached double garage featuring two up-and-over doors, a UPVC double-glazed window, and a pedestrian access door. Equipped with power and lighting, it offers excellent storage or workshop potential.

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ADDITIONAL INFORMATION

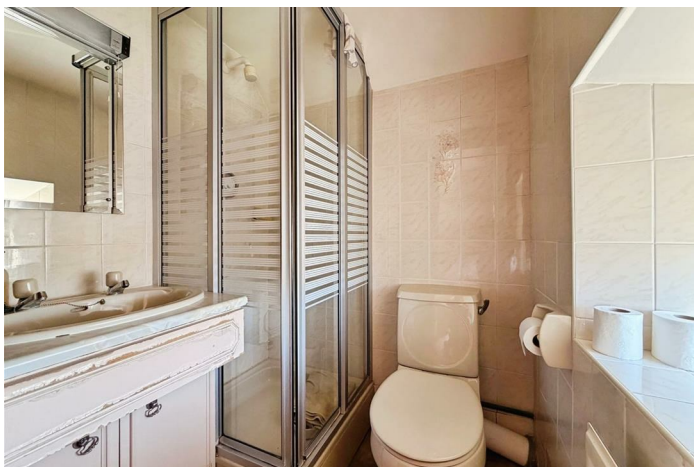
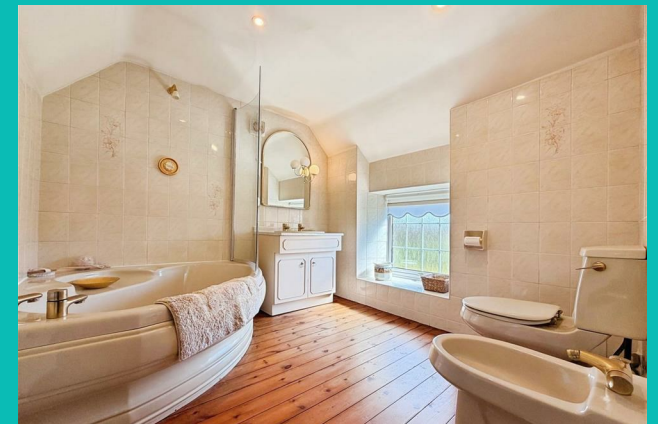
Local Authority – rotherham

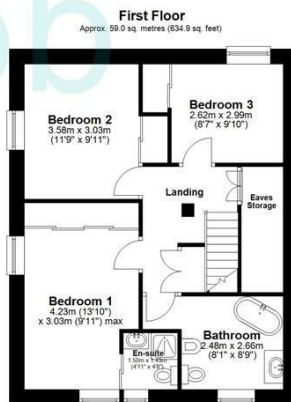
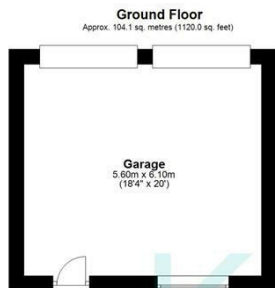
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1755.00 sq ft

Tenure – Freehold

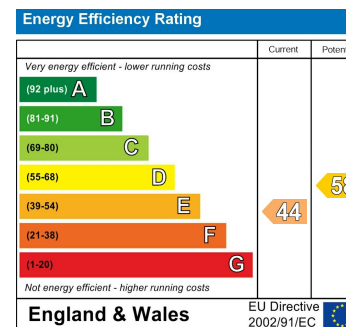




Total area: approx. 163.0 sq. metres (1755.0 sq. feet)

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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