



## 5 PHEASANT CLOSE WORKSOP, S81 8GR

**£210,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £210,000-£220,000\*\*\*\*

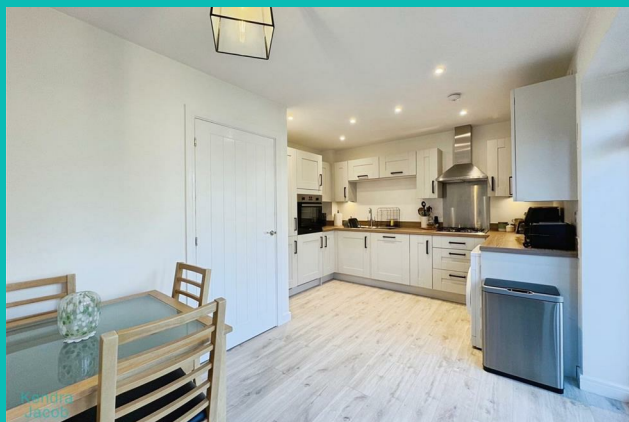
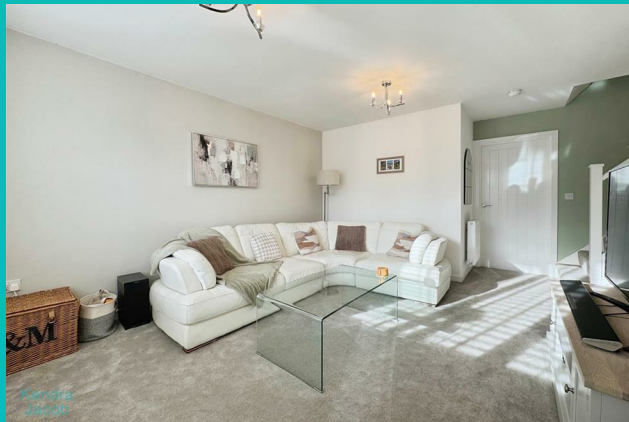
For sale with no upward chain is this beautifully presented three-bedroom semi-detached home, ideal for a range of buyers including first-time purchasers, families, or those looking to downsize. Situated in a highly sought-after residential area, the property offers modern living accommodation throughout and is ready to move straight into. The property welcomes you; entrance hall, downstairs WC. The ground floor offers a bright and spacious living room and a modern kitchen/diner complete with integrated appliances, providing the perfect space for relaxing or entertaining. Externally, the property boasts attractive gardens with a newly laid porcelain patio, wooden sleepers, a further patio area, and off-road parking for two cars.

**Kendra  
Jacob**

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## 5 PHEASANT CLOSE

- SEMI-DETACHED • THREE BEDROOMS • TWO BATHROOMS • DOWNSTAIRS WC • PARKING FOR 2 CARS • SPACIOUS KITCHEN/DINER • GUIDE PRICE \*\*\*£210,000-£220,000\*\*\* • NEW BUILD • ATTRACTIVE LANDSCAPED GARDEN • NO UPWARD CHAIN



### ENTRANCE HALL

A welcoming entrance hall with a front facing composite door and a central heating radiator.

### DOWNSTAIRS WC

Comprising of a low flush w/c, pedestal sink, partly tiled and a central heating radiator.

### LOUNGE

Bright and spacious living room with a front-facing double glazed window, power points, central heating radiators, and useful understairs storage. Stairs lead to the first floor.

### KITCHEN/DINER

A modern fitted kitchen offering a range of contemporary grey wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a fridge/freezer, dishwasher, and electric oven with a gas hob. Under-cabinet spotlighting enhances the workspace. French doors open onto the rear garden. The kitchen also provides ample space for a family dining table. Central heating radiator and power points included.

### FIRST FLOOR-LANDING

With loft access.

### BEDROOM ONE

Rear-facing double glazed window, built-in storage cupboard, central heating radiator, and power points. Access to the en suite.

### EN SUITE

Comprising a walk-in shower enclosure, pedestal sink, and

low flush W/C. Partly tiled walls, chrome towel radiator, and vinyl flooring.

### BEDROOM TWO

Front-facing double glazed window, fitted wardrobes with shelving, and a central heating radiator.

### BEDROOM THREE

Front-facing double glazed window and radiator.

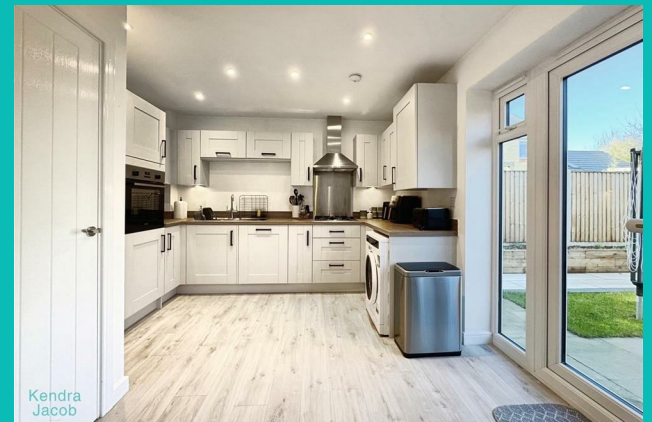
### BATHROOM

Comprising a walk-in shower enclosure, pedestal sink, and low flush W/C. Partly tiled walls, chrome towel radiator, and vinyl flooring.

### EXTERNAL

The rear garden features a porcelain-slab patio area, wooden sleepers, and fencing for privacy. Mainly laid to lawn with a useful storage shed. Outside tap and external points. The property benefits from two allocated parking spaces and an electric vehicle charging point.

# 5 PHEASANT CLOSE





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### ADDITIONAL INFORMATION

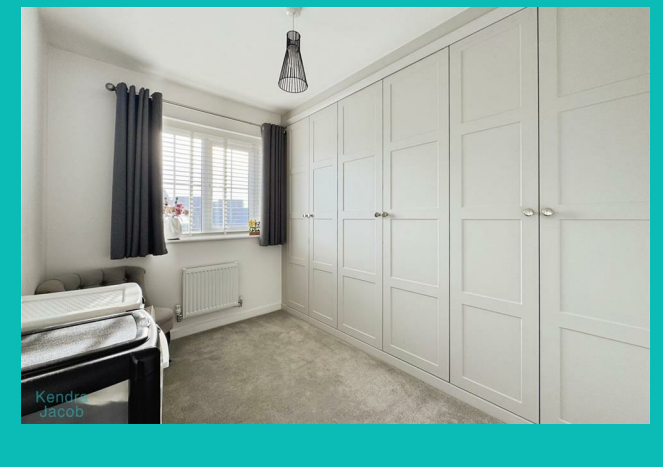
**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

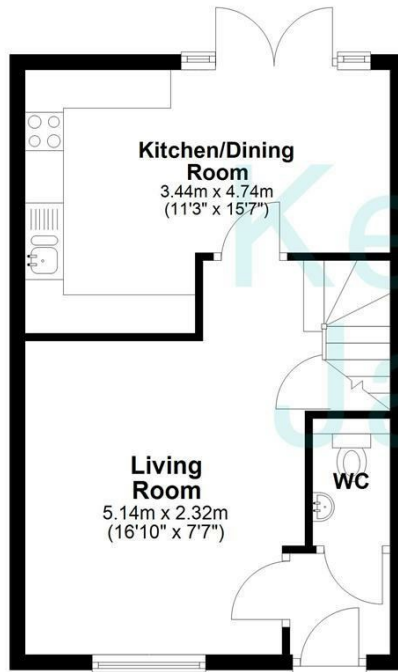
**Floor Area** – 818.90 sq ft

**Tenure** – Freehold



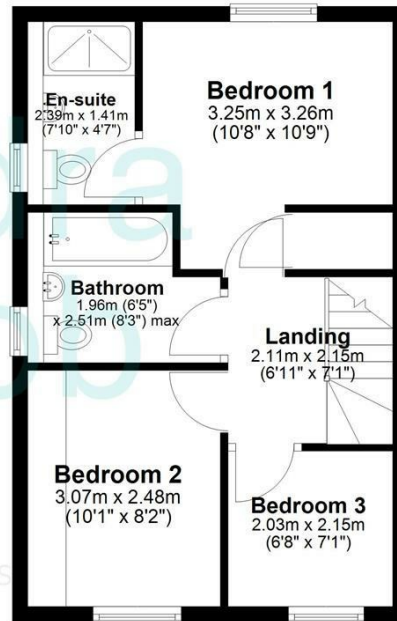
### Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



### First Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 76.1 sq. metres (818.9 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>			<b>97</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(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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