





10 SQUIRREL SIDE ROAD

WORKSOP, S81 8GB

£290,000

FREEHOLD

**GUIDE PRICE- £290,000- £300,000

An exceptional three-bedroom detached family home, occupying a desirable corner plot within a popular residential new development and offering spacious, well-designed accommodation throughout. Appointed with contemporary fixtures and fittings, this impressive property has been thoughtfully designed for modern family living, featuring a welcoming entrance hall, a generous bay-fronted living room with French doors opening onto the rear garden, a stylish fitted kitchen with integrated appliances and quartz work surfaces, an additional open-plan sitting room ideal for entertaining, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room, together with a modern appointed family bathroom. Outside, the property continues to impress with a stunning, low-maintenance landscaped rear garden incorporating composite decking, artificial lawn and attractive seating areas, creating the perfect space for relaxing and entertaining. A double-width driveway provides ample off-road parking and leads to the detached garage, while the attractive gravelled frontage and generous corner plot enhance the home's kerb appeal.

Ideally located close to a range of local amenities, highly regarded schools, excellent transport links and countryside walks, this superb home is perfectly suited to growing families and professionals alike. Early viewing is highly recommended to fully appreciate the size, presentation and enviable position of this fantastic property.

Kendra Jacob

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• SPACIOUS DETACHED HOME • THREE BEDROOMS • DETACHED GARAGE • SELLING WITH NO CHAIN • BEAUTIFUL LANDSCAPED GARDEN • OPEN PLAN LIVING/KITCHEN AREA • DOWNSTAIRS WC • POSITIONED ON A GENEROUS CORNER PLOT • DOUBLE DRIVEWAY





ENTRANCE HALL

Accessed via a front-facing composite entrance door, the welcoming hallway features vinyl flooring, a central heating radiator, power points, and a staircase rising to the first-floor accommodation.

DOWNSTAIRS WC

Fitted with a low-flush WC, wash hand basin set within a vanity unit, wall-mounted storage cupboard, central heating radiator, and stylish feature tiled flooring. A front-facing double-glazed obscure window provides natural light.

LIVING ROOM

A generously proportioned reception room featuring a front-facing double-glazed bay window with fitted wooden shutters, central heating radiator, power points, and attractive vinyl flooring. Rear-facing French doors open onto the beautifully landscaped garden, creating a bright and inviting living space.

KITCHEN/DINER

Beautifully appointed with a range of high and low-level units complemented by quartz work surfaces incorporating a composite sink with drainer and mixer tap. Integrated appliances include a five-ring gas hob with stainless steel extractor hood above, electric oven and grill, and dishwasher. Additional features include a wall-mounted cupboard housing the central heating boiler, power points with USB sockets, a built-in utility cupboard with plumbing for a washing machine and shelving, and a useful understairs storage cupboard. Dual-aspect front and side-facing double-glazed windows allow an abundance of natural light to fill the room.

OPEN PLAN SITTING AREA

A superb additional reception space, ideal for entertaining, with rear-facing double-glazed French doors opening onto the beautifully landscaped garden. Further features include Velux windows giving the ideal lighting into the room. Additional features including a central heating radiator, power points, and a TV point.

FIRST FLOOR-LANDING

A bright and airy landing with a rear-facing double-glazed window, central heating radiator, power points, built-in storage cupboards, and loft access.

BEDROOM ONE

A spacious principal bedroom featuring a front-facing double-glazed bay window, central heating radiator, power points, and access to the en-suite shower room.

EN SUITE

Comprising a fully tiled shower enclosure, wash hand basin set within a vanity unit, low-flush WC, chrome heated towel rail, wall-mounted storage cupboard, and a rear-facing double-glazed obscure window.

BEDROOM TWO

A double size bedroom with a front-facing double-glazed window, central heating radiator, and power points.

BEDROOM THREE

Featuring a front-facing double-glazed window, central heating radiator, and power points with USB charging sockets.

BATHROOM

A stylish, fully tiled suite comprising a panelled bath with shower over, separate shower enclosure, wash hand basin set within a vanity unit, low-flush WC, chrome heated towel rail, and side and rear-facing double-glazed obscure windows.

EXTERNAL

To the front of the property is an attractive gravelled garden with a double-width driveway to the side, providing ample off-road parking and access to the detached garage. Occupying a desirable corner plot, the property enjoys an excellent position with an attractive frontage and additional outdoor space. To the rear is a beautifully landscaped, low-maintenance garden featuring composite decking, artificial lawn, gravelled seating areas, mature shrubs and planting, composite fenced boundaries, an outside tap, external power points, and access to the detached garage through the side door.

DETACHED GARAGE

With up and over door, a side access door, power and lighting.

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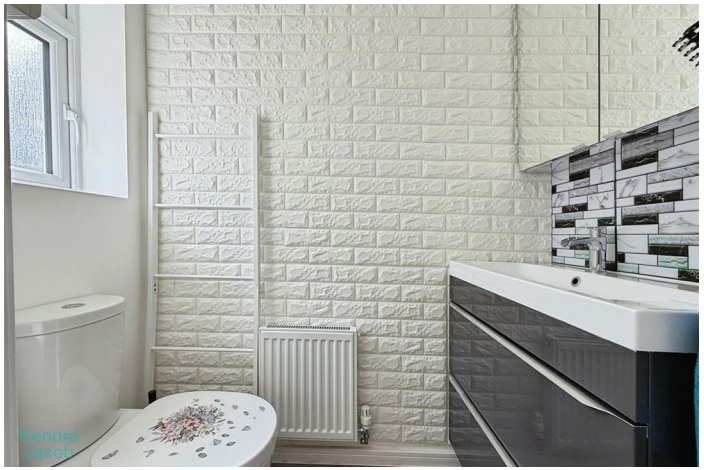


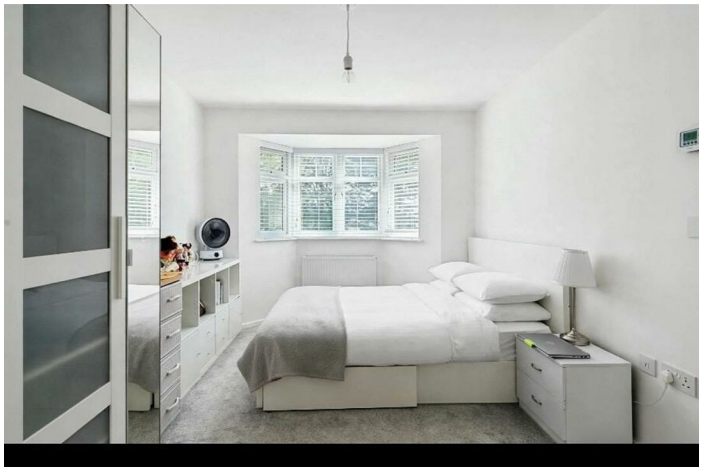





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2 YEARS FREE
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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band C

Viewings – By Appointment Only

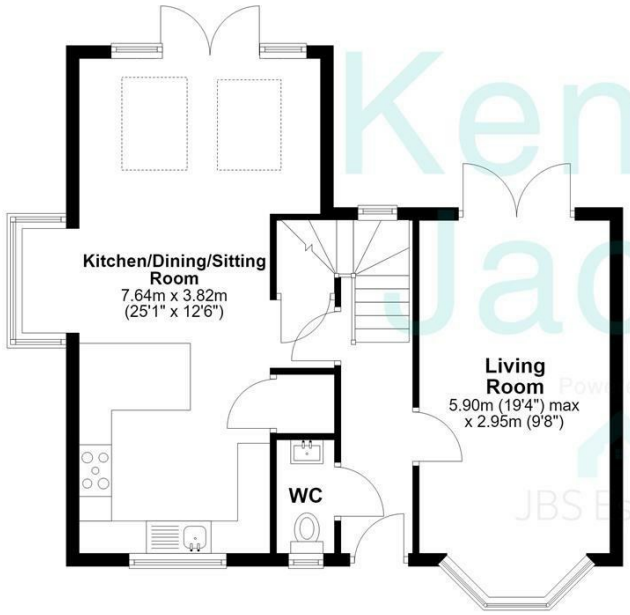
Floor Area – 1066.00 sq ft

Tenure – Freehold

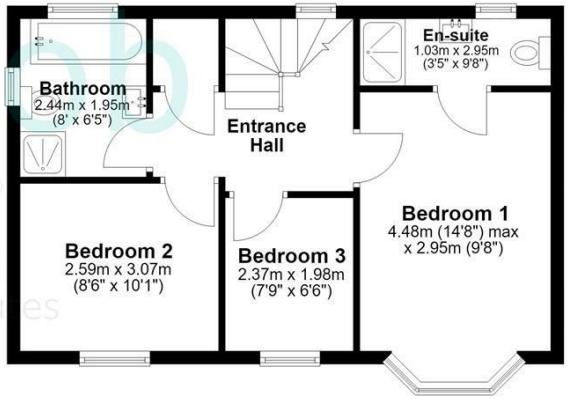




Ground Floor
Approx. 52.5 sq. metres (565.3 sq. feet)



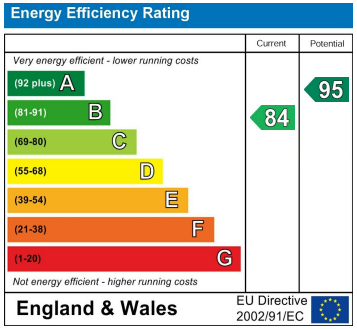
Ground Floor
Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 95.0 sq. metres (1022.9 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.





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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