



Kendra  
Jacob



## 8 WOODLAND DRIVE WORKSOP, S81 7JU

£240,000  
FREEHOLD

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

An immaculately presented and extended three-bedroom semi-detached family home, positioned within a highly sought-after area of Worksop. This contemporary and stylish property offers spacious, well-planned accommodation throughout, including a welcoming entrance porch and hallway, an impressive extended kitchen, and a beautifully finished open-plan living and dining room ideal for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms, a modern family bathroom and a separate WC. Externally, the property benefits from a low-maintenance resin driveway, detached garage and a stunning enclosed rear garden with composite decking and multiple seating areas.

Ideally located close to local shops, well-regarded schools, Worksop College and Worksop Train Station, the property also provides excellent access to the A1 and M1 motorway links, making it perfect for commuters. This exceptional home is ready to move into and must be viewed to be fully appreciated.

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# 8 WOODLAND DRIVE

• \*\*\*GUIDE PRICE £240,000 - £250,000\*\*\* • Immaculately presented, extended three-bedroom semi-detached family home • Stylish and contemporary accommodation throughout • Spacious open-plan living and dining room with feature fireplace • Modern extended kitchen with ample storage and appliance space • Three well-proportioned bedrooms, family bathroom and separate WC • Low-maintenance resin driveway and detached single garage • Stunning enclosed rear garden with composite decking and seating areas • Located in a highly sought-after area of Worksop • Close to shops, schools, Worksop College, train station and A1/M1 links



## ENTRANCE PORCH

UPVC double-glazed French doors open into a welcoming entrance porch, finished with tiled flooring and a further internal door leading through to the main hallway.

## ENTRANCE HALL

The hallway is smartly presented and well proportioned, featuring a spindle staircase rising to the first-floor landing, a generous under-stairs storage cupboard, central heating radiator and elegant coving. Doors provide access to the kitchen and the open-plan living and dining area.

## KITCHEN

The extended kitchen is both stylish and practical, fitted with an extensive range of modern wall and base units with complementary work surfaces. Appliances include a fan-assisted electric double oven, five-ring gas hob with extractor above and a sink with mixer tap. There is ample space for freestanding appliances, including an American-style fridge freezer, washing machine and tumble dryer. Finished with partly tiled walls, tile-effect laminate click flooring, coving to the ceiling and a central heating radiator. UPVC double-glazed windows overlook the side and rear elevations, with a side entrance door opening directly onto the rear garden.

## OPEN PLAN LIVING DINING ROOM

The living area is beautifully styled and features rear-facing UPVC double-glazed sliding patio doors, a central heating radiator and coving to the ceiling. A striking stone-effect feature fireplace with pebble-effect gas fire creates a stunning focal point. Open-plan access leads seamlessly

into the dining area, which enjoys a front-facing UPVC double-glazed bay window, central heating radiator and coving.

## FIRST FLOOR LANDING

A spacious and light landing with a side-facing UPVC double-glazed window, central heating radiator and coving. Doors lead to three bedrooms, the family bathroom and a separate WC.

## PRINCIPLE BEDROOM

A generously sized principal bedroom with a rear-facing UPVC double-glazed window, central heating radiator and coving. The room benefits from fitted wardrobes with coordinating overhead cupboards and bedside drawers, along with an additional storage cupboard.

## BEDROOM TWO

A well-proportioned second double bedroom featuring a front-facing UPVC double-glazed bay window, central heating radiator, coving to the ceiling and fitted double wardrobes.

## BEDROOM THREE

A good-sized third bedroom with a front-facing UPVC double-glazed window, central heating radiator and coving.

## FAMILY BATHROOM

The bathroom comprises a panelled bath with overhead electric shower and glass screen, pedestal wash basin and fully tiled walls. Additional features include tile-effect vinyl flooring, central heating radiator, coving to the ceiling and a useful storage cupboard housing the wall-mounted

combination boiler with remaining warranty. Finished with a rear-facing obscure UPVC double-glazed window.

#### SEPARATE WC

Fitted with a low-flush WC, side-facing obscure UPVC double-glazed window, coving to the ceiling and tile-effect vinyl flooring.

#### EXTERIOR

To the front, the property boasts a walled, low-maintenance resin driveway providing access to the detached garage and gated side access to the rear. The rear garden is a standout feature—fully enclosed and beautifully landscaped with a lawn, low-maintenance pebbled areas, paved seating space and an impressive raised composite deck. Additional benefits include a garden shed, outside lighting and an external water tap.

#### GARAGE

Detached single garage with up-and-over door, side access door and rear-facing window.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

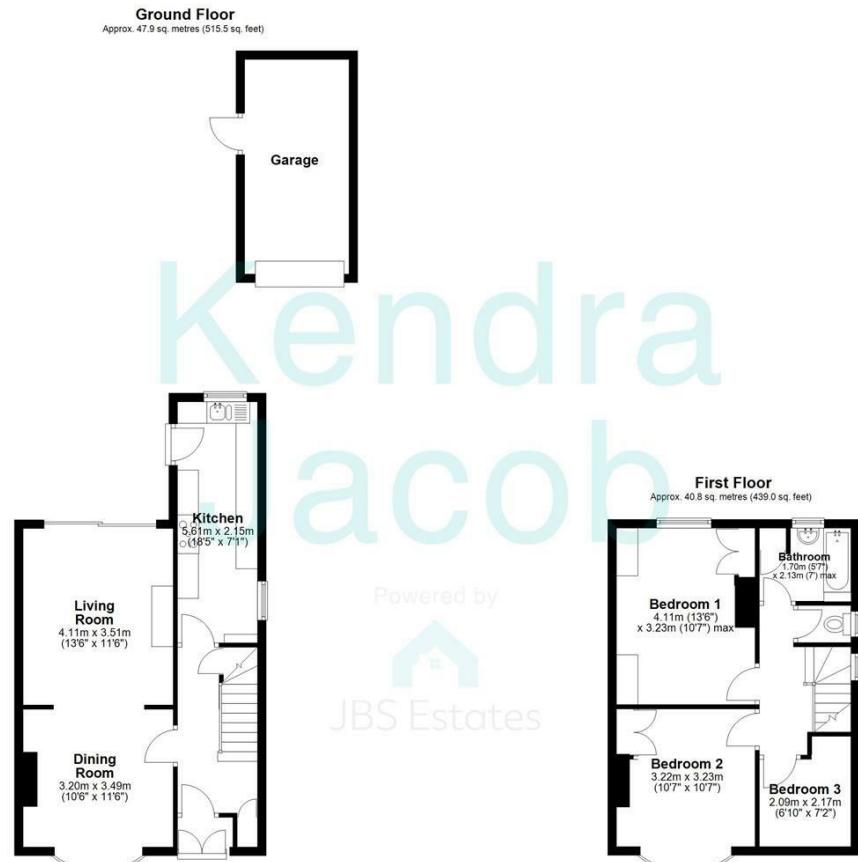
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 954.50 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	72	
(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

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 JBS Estates