



66 DRYDEN DALE WORKSOP, S81 0ET

£170,000
FREEHOLD

This property is perfect for a first time buyer or family. It is offered for sale with NO CHAIN and has the added benefit of a driveway providing off road parking. The property stands on a good sized plot and is fully enclosed to the rear having a garage which can be accessed via the rear. The property briefly comprises of entrance hall, downstairs cloakroom, lounge diner with patio doors opening onto the rear garden and patio area, kitchen with a range of wall and base units and some integrated appliances, utility room, three good sized bedrooms and family bathroom with three piece suite and over bath shower. To the front of the property the driveway provides off road parking and to the rear is a large lawned area of garden and patio area perfect for entertaining.

**Kendra
Jacob**

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66 DRYDEN DALE

- No Chain • Perfect For A First Time Buyer Or Family • Situated In This Popular Area • Close To Bassetlaw Hospital • Convenient For The Motorway Networks • Driveway Providing Off Road Parking • Lounge Diner With Patio Doors Leading Onto The Rear Garden • Kitchen And Utility Room • Downstairs Cloakroom • **BOOK A VIEWING NOW - DO NOT MISS OUT**



Entrance Hall

With front door leading into the entrance hall. Stairs rise to the first floor accommodation. Window to the side and central heating radiator.

Downstairs Cloakroom

With low flush WC, wash hand basin set in a vanity unit. Window overlooking the front and heated towel rail.

Lounge Diner

Spacious lounge diner having fire surround housing an electric fire, coving to the ceiling, two central heating radiators and patio doors opening onto the rear garden and patio area.

Kitchen

With a range of wall and base units having oven and grill, gas hob with extractor over, one and a half bowl sink unit with mixer tap, spot lights to the ceiling, window overlooking the front and central heating radiator.

Utility Room

With plumbing for automatic washing machine, one and a half bowl sink unit, window overlooking the rear and central heating radiator.

First Floor Landing

With window overlooking the front and central heating radiator.

Bedroom One

With window overlooking the rear, useful storage cupboards, coving to the ceiling and central heating radiator.

Bedroom Two

With window overlooking the rear, coving to the ceiling and central heating radiator. Access to the loft space.

Bedroom Three

With window overlooking the front, coving to the ceiling and central heating radiator.

Family Bathroom

Fitted with a three piece suite to include panelled bath with shower over and shower screen, wash hand basin and low flush WC. The walls are fully tiled, window overlooking the front, spot lights to the ceiling and heated towel rail.

Outside

To the front of the property is a driveway providing off road parking. There is a path to the side of the property which leads onto the rear garden. There is a useful outbuilding and the rear garden is fully enclosed with hedging and has large lawned area and patio area perfect for entertaining. There is a garage to the bottom of the garden which can be accessed via the rear of the property.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw District Council

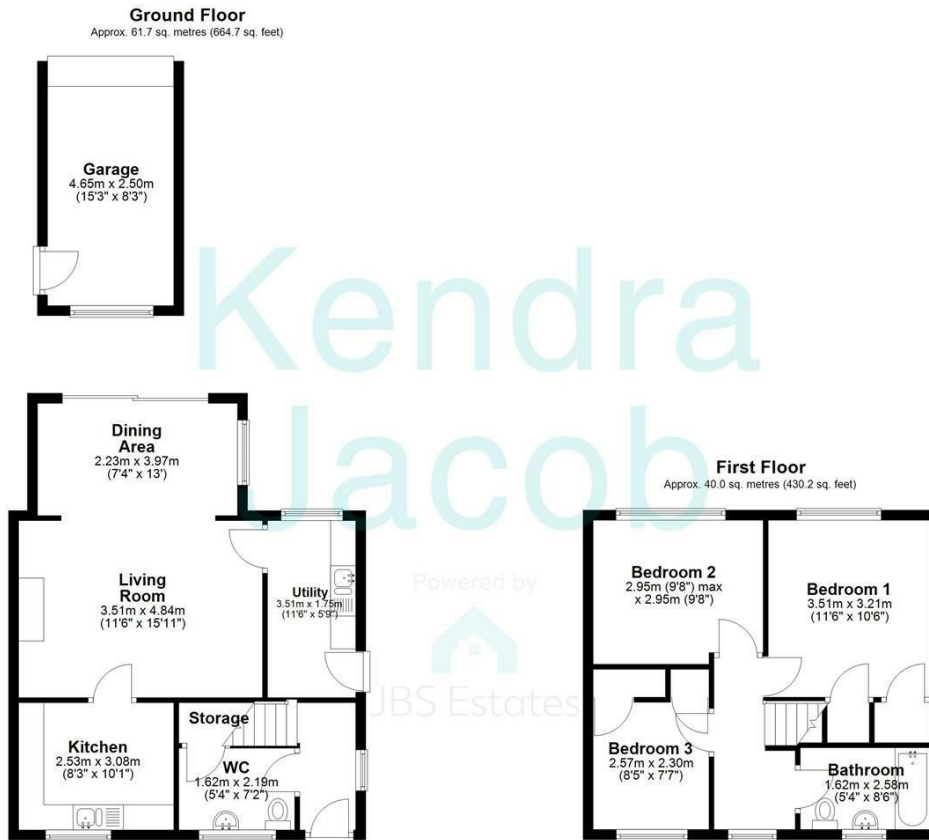
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1094.90 sq ft

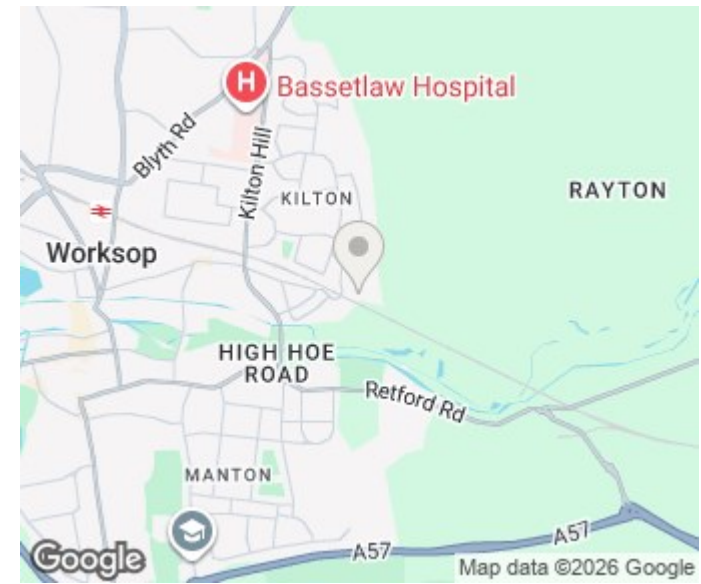
Tenure – Freehold





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) A			
(81-91) B			
(69-80) C			80
(55-68) D	66		
(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

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