



34 A HIGHLAND GROVE WORKSOP, S81 0JN

£595,000
FREEHOLD

Welcome to this exceptionally spacious and stylish contemporary residence, meticulously designed and built by the current vendor, offering a rare opportunity to acquire a one-of-a-kind home with no upward chain.

Situated in one of Worksop's most sought-after areas, just off the exclusive Blyth Road, this impressive property is ideally located within close proximity to Worksop Train Station, the town centre, Bassetlaw Hospital, renowned schools, shops, and a range of local amenities—making it the perfect home for modern family life.

Set over three floors, the property boasts: A striking glass staircase and underfloor heating throughout the ground floor. A breathtaking open-plan kitchen/living/dining space with bi-folding doors to the garden

Five spacious bedrooms, including a luxurious master suite with balcony, walk-in wardrobe, and five-piece en-suite. Multiple reception rooms including a formal lounge, dining room, and versatile spaces for family or entertaining. Stylish bathrooms and en-suites finished to a high specification. A beautifully landscaped private rear garden with extensive patio and external lighting. A versatile summer house with kitchen area, shower room, and space for entertaining or guest use. Gated driveway with electric car charging point and wiring in place for electric gates. This remarkable home effortlessly combines high-end contemporary design with practical family living, all within a prestigious and highly convenient location.

**Kendra
Jacob**

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34 A HIGHLAND GROVE

• SPACIOUS FIVE BEDROOM THREE STOREY DETACHED FAMILY HOME • SITUATED IN ONE OF WORKSOP'S PRIME LOCATIONS • SPACIOUS ENTRANCE HALLWAY WITH TILED FLOORING & MODERN STAIRCASE • CONTEMPORARY LIVING ROOM WITH BAY WINDOW FEATURE CINEMA WALL & UNDER FLOOR HEATING • STUNNING OPEN PLAN KITCHEN/LIVING DINING ROOM WITH HIGH END APPLIANCES, ISLAND SEATING, & BI-FOLD DOORS • FORMAL DINING ROOM WITH UNDER FLOOR HEATING • FOUR WELL APPOINTED BEDROOMS & TWO EN-SUITES- FAMILY BATHROOM • LUXURIOUS MASTER SUITE WALK-IN WARDROBE & BALCONY • WELL MAINTAINED REAR GARDEN WITH PATIO & VERSATILE SUMMER HOUSE • EXTENSIVE DRIVEWAY WITH GATED ACCESS



ENTRANCE PORCH/HALLWAY

Upon entering through the front-facing door, you are welcomed into a bright and spacious entrance porch, which flows seamlessly into the expansive hallway. This beautifully designed area boasts sleek ceramic tiled flooring with underfloor heating, ambient downlighting, and a striking modern glass staircase ascending to the first-floor landing. From here, doors provide access to the living room, formal dining room, utility room, guest WC, and the spectacular open-plan kitchen, living, and dining space.

LIVING ROOM

This elegant, contemporary living space features a large front-facing UPVC double-glazed bay window, providing an abundance of natural light. A stunning feature cinema wall houses a stylish log-effect fire, creating a warm focal point. The room benefits from ceramic tiled flooring with underfloor heating, ample power points, and a TV point, making it perfect for modern living and entertaining.

DINING ROOM

A stylish formal dining area with a front-facing UPVC double-glazed window, ceramic tiled flooring with underfloor heating, and power points. Ideal for hosting dinner parties or family gatherings.

UTILITY ROOM

Fitted with a comprehensive range of wall and base units and complementary worktops, the utility room includes a sink with mixer tap and a wall-mounted central heating boiler discreetly housed behind matching cabinetry. The room also features tiled flooring with underfloor heating, power points, and a practical storage cupboard.

OPEN PLAN KITCHEN LIVING DINING ROOM

The heart of the home – this breath-taking open-plan space is both functional and luxurious. The modern kitchen is fitted with a range of high-end wall and base units with complementary work surfaces and includes a sink with mixer tap, induction hob with

integrated extractor set within the central island (which also seats two), two electric ovens, a built-in microwave, fridge freezer, and wine fridge.

Ceramic tiled flooring with underfloor heating extends throughout the space, which is flooded with natural light thanks to two sets of bi-folding doors that open onto the rear garden. A stylish media wall with a contemporary log-effect fire completes the space, offering the perfect environment for relaxed living and entertaining.

GUEST WC

Comprising a contemporary vanity hand wash basin with tiled splashback, a low-flush WC, electric extractor fan, downlighting to the ceiling, and ceramic tiled flooring with underfloor heating.

FIRST FLOOR LANDING

A spacious first-floor landing with a modern glass balustrade staircase rising to the second floor, central heating radiator, built-in storage cupboard, and doors leading to four generously sized bedrooms and the family bathroom.

BEDROOM TWO

A spacious double bedroom with a rear-facing UPVC double-glazed window, ceiling downlighting, central heating radiator, TV point, power sockets, and access to a private dressing room.

EN-SUITE SHOWER ROOM TWO

A sleek, modern four-piece suite comprising a double rainfall shower, vanity hand wash basin, low-flush WC, part-tiled walls, tiled flooring, chrome towel radiator, ceiling downlights, extractor fan, and an obscure side-facing UPVC double-glazed window.

BEDROOM THREE

Featuring ceiling downlights, central heating radiator, power points, and access to a private en-suite shower room.

EN-SUITE SHOWER ROOM THREE

A contemporary three-piece suite with a double rainfall shower, vanity hand wash basin, low-flush WC, part-tiled walls, tiled flooring, extractor fan, chrome towel radiator, ceiling downlights, and skylight.

BEDROOM FOUR

A bright, spacious room with two front-facing UPVC double-glazed windows, fitted double wardrobes, central heating radiator, ceiling downlights, and power points.

FAMILY BATHROOM

A stylish three-piece suite comprising a panelled bath with shower and screen, vanity hand wash basin, low-flush WC, tiled flooring, part-tiled walls, sun tunnel, extractor fan, chrome towel radiator, and ceiling downlighting.

BEDROOM FIVE

Another generously sized bedroom with front-facing UPVC double-glazed window, fitted double wardrobes, central heating radiator, ceiling downlights, and power sockets.

SECOND FLOOR LANDING

A modern glass staircase leads to the second-floor landing, with a door opening into the show-stopping master suite.

MASTER BEDROOM

A truly luxurious space, the principal bedroom features both front and rear-facing UPVC double-glazed windows, with a rear door opening onto a private balcony complete with contemporary glass balustrades and artificial grass – the perfect spot for morning coffee or evening drinks. The bedroom also includes fitted double wardrobes, two central heating radiators, ceiling downlights, TV point, air-conditioning unit, and access to a walk-in wardrobe and a beautifully appointed en-suite bathroom.

Walk-In Wardrobe

A spacious, dedicated dressing area with a rear-facing UPVC double-glazed window, fitted rails, ceiling downlights, and central heating radiator.

MASTER EN-SUITE BATHROOM

A luxurious five-piece suite featuring a freestanding bath with central tap and handheld shower attachment, walk-in rainfall shower, his-and-hers vanity hand wash basins, low-flush WC,

tiled flooring, part-tiled walls, side-facing UPVC double-glazed window, chrome towel radiator, extractor fan, and ceiling downlights.

OUTSIDE

The front of the property is enclosed by a smart boundary wall and accessed via double wooden gates (with wiring in place for electric automation if desired). A large, paved driveway provides generous off-street parking and includes an electric car charging point. Side gate access leads to the rear garden.

Rear Garden

This beautifully landscaped and enclosed rear garden offers a substantial patio seating area, external lighting, outdoor water supply, and power points – perfect for entertaining, al fresco dining, or simply relaxing in private surroundings.

SUMMER HOUSE

A versatile and stylish detached outbuilding, ideal for use as a bar, guest suite, or multifunctional space. Fitted with base units incorporating a sink units laminated click flooring, bi-folding doors and a door giving access three piece shower room.

AGENTS NOTE

The property is fitted with CCTV

Data wiring to each room

Car Charging point

Air conditioning unit in the master bedroom

Outside power sockets and water tap (provision for a hot tub)

FEATURES

Interior Features

Base units with work surfaces and a sink with mixer tap

UPVC double-glazed sliding patio doors

Power points throughout

Shower room comprising walk-in shower with mermaid-style splashbacks, low-flush WC, vanity basin, and extractor fan

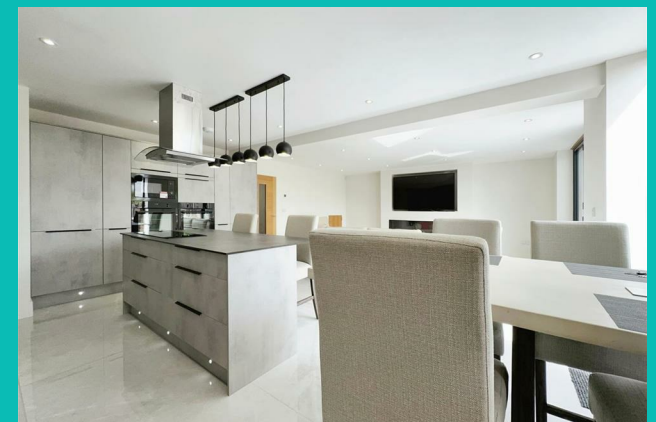
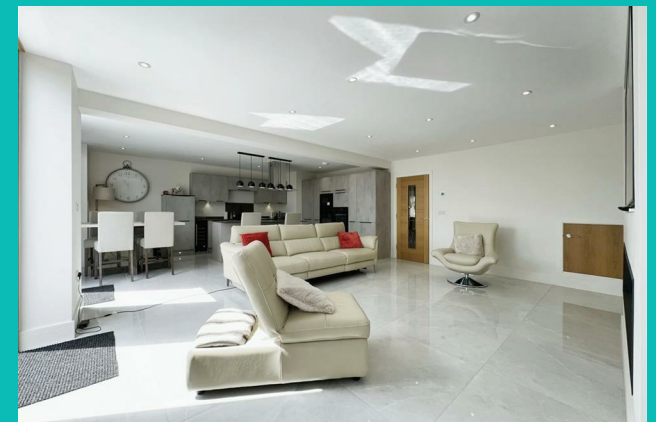
Exterior Features

Covered outdoor seating area

Outdoor tap and power supply (with provision for a hot tub)

Downlighting, creating a warm and inviting evening atmosphere

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2850.00 sq ft

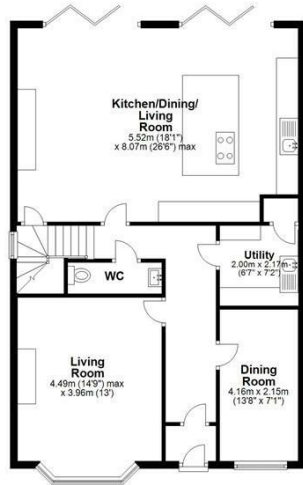
Tenure – Freehold



Ground Floor
Approx. 119.5 sq. metres (1285.8 sq. feet)

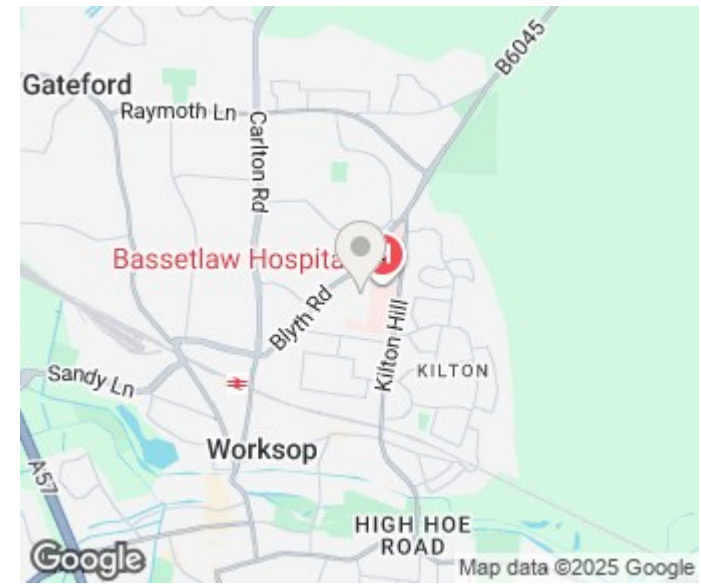
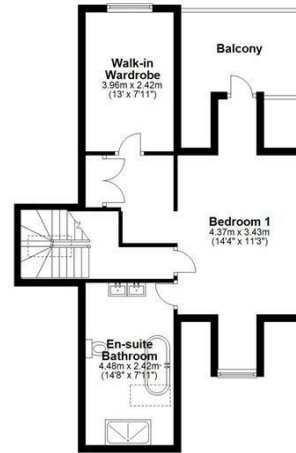


First Floor
Approx. 91.2 sq. metres (981.8 sq. feet)



Total area: approx. 264.8 sq. metres (2850.0 sq. feet)
Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

Second Floor
Approx. 54.1 sq. metres (582.5 sq. feet)



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	87	92	
(81-91) B			
(69-80) C			
(55-68) D			
(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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