



Kendra  
Jacob



## SHERWOOD HOUSE BAWTRY ROAD WORKSOP, S81 8HJ

£700,000  
FREEHOLD

This exceptional individually designed contemporary home provides a superb amount of flexible living space, ideally suited to modern family life. Finished to a high specification throughout, the property successfully combines sleek, contemporary style with practical everyday comfort.

Set within the highly desirable village of Blyth, the property enjoys a convenient position close to a wide range of local amenities, including well-regarded schools, shops, cafés, restaurants and bars. Blyth offers a friendly community environment while also benefiting from excellent transport connections, with the A1 motorway just minutes away and easy access to Worksop, Bawtry, Doncaster, Sheffield and Rotherham.

The accommodation is extensive and well appointed, arranged over two floors and comprising multiple reception rooms, an impressive open plan kitchen, living and dining area, five bedrooms, each benefiting from ensuite facilities, and a fantastic games and entertainment room.

Externally, the property features a spacious driveway providing ample off road parking, a large integral double garage, and attractive gardens complete with porcelain paved seating areas.

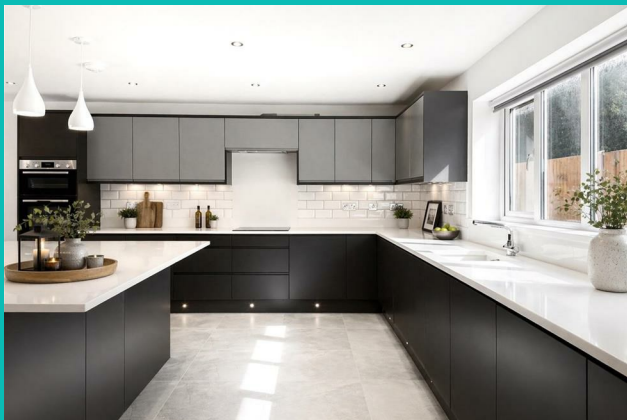
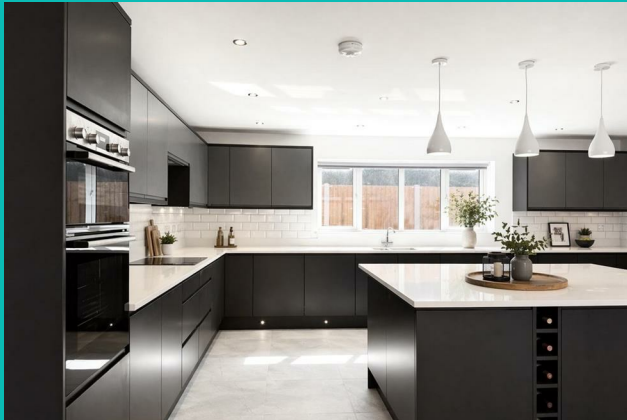
This outstanding home presents a rare opportunity to acquire a spacious, high quality family property in a sought after village location, offered for sale with NO ONWARD CHAIN.

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# SHERWOOD HOUSE BAWTRY

- Stunning self-built contemporary home offering exceptional space and quality.
- Versatile accommodation ideal for a growing or multi-generational family.
- Located in the popular village of Blyth, close to schools, shops, cafés, restaurants and bars.
- Excellent transport links, just minutes from the A1 motorway and near Worksop, Bawtry, Doncaster, Sheffield and Rotherham.
- Impressive open-plan kitchen, living and dining area with high-spec finishes.
- Five spacious bedrooms, each benefiting from access to ensuite facilities.
- Superb games and entertainment room.
- Large driveway and integral double garage providing ample off-road parking.
- Attractive low-maintenance gardens with porcelain-paved seating areas.
- Offered to the market with no upper chain.



## UTILITY ROOM

Accessed via a side-facing composite door, the utility room features base units with quartz work surfaces incorporating a sink unit with mixer tap, space for a freestanding washing machine and tumble dryer, and a wall-mounted system heating boiler. The room benefits from tiled flooring, a modern towel radiator, electric extractor fan, recessed ceiling spotlights, and doors leading to the downstairs WC, the integral oversized double garage, and the open-plan kitchen/living/dining room.

## DOWNSTAIRS WC

Fitted with a white suite comprising a low flush WC and a vanity hand wash basin with tiled splashback. There is tiled flooring, a central heating radiator, and a side-facing obscure UPVC double glazed window.

## INTERNAL GARAGE

An oversized, tech-enabled garage with an electric remote-controlled roller door, EV charging station, power, and lighting.

## KITCHEN LIVING DINING ROOM

An impressive open-plan space featuring a sleek, contemporary kitchen fitted with a range of wall and base units complemented by quartz work surfaces incorporating a sink unit with mixer tap. A central island provides further storage, a breakfast bar, and matching quartz worktop. Integrated appliances include a double oven, induction hob with electric extractor fan above, and a dishwasher, with space provided for an American-style fridge freezer. The room benefits from three modern vertical radiators, part-tiled walls, tiled flooring, side-facing UPVC double glazed windows, and bi-fold doors opening out to the porcelain tiled-paved patio seating area. Door leading through to the inner hallway.

## INNER HALLWAY

Featuring a solid oak and glass staircase rising to the first-floor landing, doors leading to the living room, reception room, two bedrooms, bathroom, and understairs storage cupboard. There is

a central heating radiator, recessed ceiling lighting, and a rear-facing composite door opening into the rear garden.

## LIVING ROOM

An attractive living room with a front-facing UPVC double glazed window, central heating radiator, and wall lighting.

## RECEPTION ROOM

A spacious reception room ideal for entertaining, with a side-facing UPVC double glazed window, central heating radiator and recessed ceiling lighting.

## MASTER BEDROOM

A delightful master bedroom with a side-facing UPVC double glazed window, central heating radiator, extensive range of fitted furniture including wardrobes, dressing table and bedside units, and door leading to the ensuite shower room.

## EN-SUITE SHOWER ROOM

A stylish suite comprising a walk-in shower unit with mains shower, vanity hand wash basin, and low flush WC. Fully tiled walls and floor, electric extractor fan, recessed ceiling lighting, and side-facing obscure UPVC double glazed window.

## BATHROOM SUITE

A luxurious four-piece bathroom comprising a corner Jacuzzi bath, walk-in shower with mains waterfall shower, vanity hand wash basin, and low flush WC. Fully tiled walls and flooring, chrome towel radiator, recessed ceiling lighting, rear-facing obscure UPVC double glazed window, shaver point, and electric extractor fan.

## BEDROOM TWO

A beautifully appointed guest suite with a rear-facing UPVC double glazed window, central heating radiator, and an extensive range of fitted furniture including wardrobes, dressing table, chest of drawers, and bedside units.

## FIRST FLOOR LANDING

A spacious landing with a rear-facing Velux window, cylinder

cupboard, and access hatch to the loft space. Featuring solid oak and glass balustrades, with doors leading to three bedrooms and the games room.

#### ENTERTAINMENT ROOM

A superb entertainment space with three side-facing Velux windows and two central heating radiators. Door leading through to bedroom three.

#### BEDROOM THREE

Accessed via the games room, this delightful and spacious bedroom features a front-facing UPVC double glazed window, central heating radiator, and a range of quality fitted wardrobes along one wall. Door leading to the ensuite shower room.

#### EN-SUITE SHOWER ROOM (BEDROOM THREE)

A luxurious three-piece suite in white comprising a large walk-in shower unit with mains waterfall shower, vanity hand wash basin, and low flush WC. Finished with quality wall and floor tiling, shaver point, chrome towel radiator, and electric extractor fan.

#### BEDROOM FOUR

A generous-sized double bedroom with a side-facing UPVC double glazed window, central heating radiator, walk-in storage cupboard, and an extensive range of luxury fitted wardrobes along one wall. Door leading to the ensuite WC.

#### EN-SUITE WC

Comprising a white suite of vanity hand wash basin and low flush WC, with tiled splashback, quality floor covering, central heating radiator, and electric extractor fan.

#### BEDROOM FIVE

A charming fifth double bedroom with a side-facing UPVC double glazed window, central heating radiator, and a range of quality fitted wardrobes to one wall. Door leading to the ensuite WC.

#### EN-SUITE WC (BEDROOM FIVE)

Comprising a white suite of vanity hand wash basin and low flush WC, with tiled splashback, quality floor covering, central heating radiator, shaver point, and electric extractor fan.

#### AGENTS NOTE

The property is fitted with solar panels own out right by the vendors. The property also benefits from a full CAT6 broadband network with connection points in every room, including behind each television point and at additional locations throughout the home. A full fibre FTTP connection is already installed, ensuring ultra-fast internet speeds.

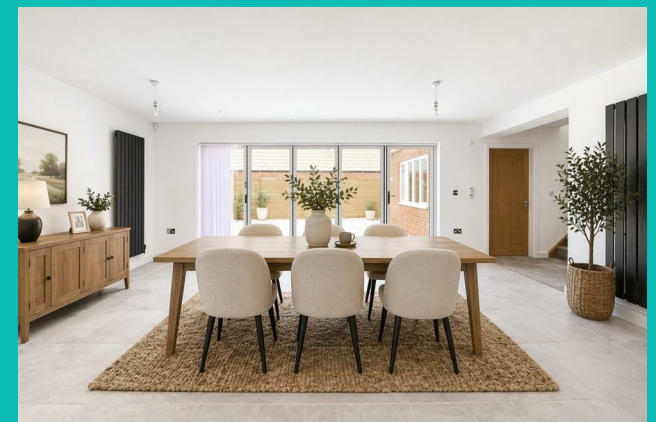
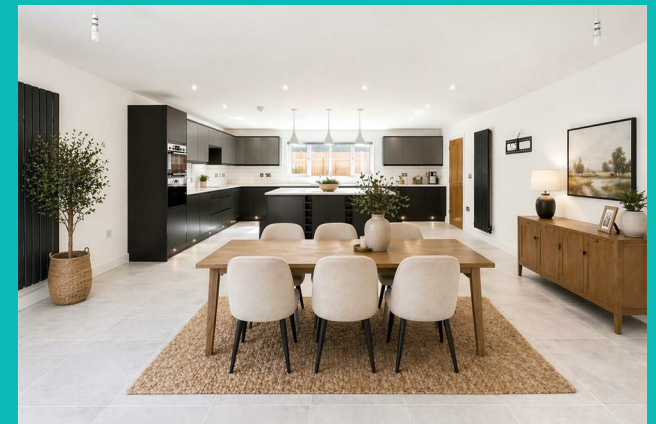
All TV points are hard-wired, allowing Sky Q to be accessed and controlled via a magic eye in each room — without the need for additional boxes.

#### EXTERIOR

To the front of the property is an extensive paved driveway with electric wrought iron gates, providing parking for multiple vehicles. There is gated access to one side of the property leading to a paved patio seating area, featuring porcelain tiles and printed concrete paving.

To the rear is a generously sized enclosed garden, mainly laid to lawn, with a porcelain-paved patio seating area. The garden also benefits from outdoor lighting, power points, and a water tap.

## SHERWOOD HOUSE BAWTRY





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## ADDITIONAL INFORMATION

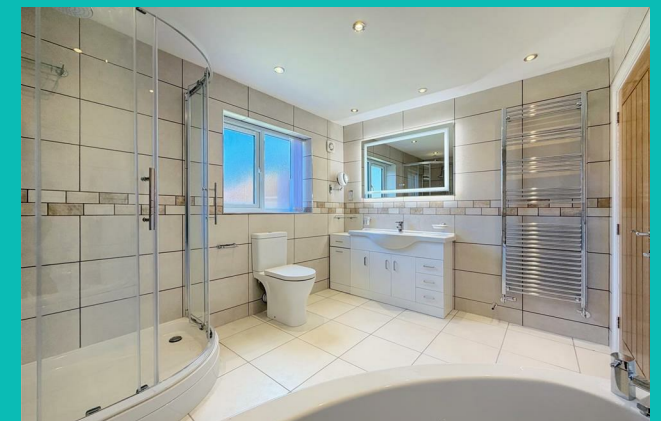
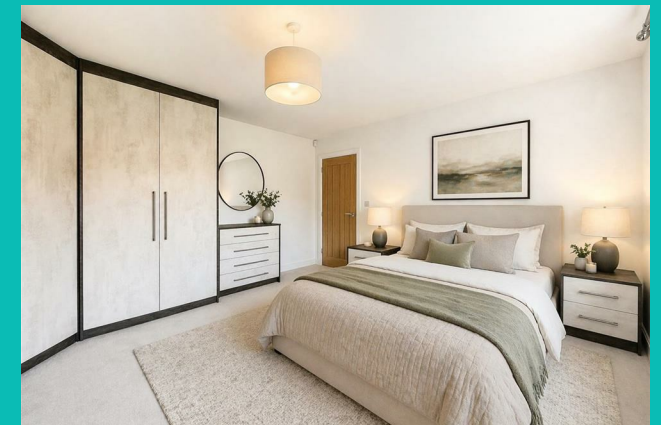
**Local Authority** – bassetlaw

**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 3984.86 sq ft

**Tenure** – Freehold





Total area: approx. 370.2 sq. metres (3984.5 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>		92	92
(81-91) <b>B</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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