



## 31 ROSEDALE WORKSOP, S81 0TB

£300,000  
FREEHOLD

Offered for sale with no upward chain, this well-presented three-bedroom detached bungalow is ideally situated in the highly sought-after area of Thievesdale, within walking distance of local shops, amenities, and excellent bus routes. The accommodation is beautifully arranged and briefly comprises: a welcoming entrance porch opening into a spacious hallway, three generously sized bedrooms with fitted furniture, and a modern three-piece bathroom suite. A well-appointed fitted kitchen and the impressive living room features a stylish gas fire with marble hearth, flowing seamlessly into a bright conservatory with access to the south-facing garden. Externally the property offers attractive front and rear low maintenance gardens, block paved driveway providing parking for multiple of cars and a detached garage.

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# 31 ROSEDALE

• DETACHED BUNGALOW • THREE BEDROOMS • CONSERVATORY • DETACHED GARAGE • ATTRACTIVE FRONT AND REAR GARDENS • SOUGHT AFTER AREA • IMMACULATE CONDITION • SOUTH FACING GARDEN • OFF ROAD PARKING FOR MULTIPLE CARS • SELLING WITH NO CHAIN



## ENTRANCE PORCH

Accessed via a front-facing composite door, featuring tiled flooring and leading through to the main entrance hall.

## ENTRANCE HALL

A spacious and welcoming hallway with a front-facing door, central heating radiator, power points, loft access, and a useful built-in storage cupboard.

## LIVING ROOM

A generously sized living room featuring a gas fire with marble hearth and surround, TV point, power points, and central heating radiators. A rear-facing double glazed window overlooks the conservatory, with double glazed patio doors providing access into the conservatory.

## CONSERVATORY

A bright and versatile space with tiled flooring, central heating radiator, double glazed windows and a double glazed door giving access to the south facing garden.

## KITCHEN

Fitted with a range of wall and base units with work surfaces incorporating a stainless steel sink and drainer. Includes a gas hob with electric oven and grill, extractor hood, and plumbing for a washing machine. There is also a built-in storage cupboard with shelving, a front-facing double glazed window, and a side-facing composite door providing external access.

## BEDROOM ONE

A spacious double bedroom with a front-facing double glazed bay window, fitted wardrobes with shelving and hanging rail, power points, and a central heating radiator.

## BEDROOM TWO

A well-proportioned bedroom with a rear facing double glazed window, featuring fitted wardrobes with overhead storage, shelving, and hanging rail, along with power points and a central heating radiator.

## BEDROOM THREE

A comfortable bedroom with a rear-facing double glazed window, central heating radiator, and power points. This room is currently used as a dining room.

## BATHROOM

Fully tiled and fitted with a suite comprising a bath with electric shower over, low flush WC, and wash hand basin. Additional features include an extractor fan, central heating radiator, and a front-facing obscure double glazed window.

## EXTERNAL

To the front, a block-paved driveway provides off-road parking for multiple vehicles, alongside a lawned garden with a feature monkey tree, established plants, and attractive flower beds. Access to the detached garage and further to the other side of the property is a side gated access that gives access to the rear garden.

The rear garden enjoys a south-facing aspect and features paved patio areas, slate and gravel sections, a storage shed, and a variety of plants giving that ideal for outdoor relaxation and entertaining.

## DETACHED GARAGE

With up and over door, a rear facing window, power and lighting.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

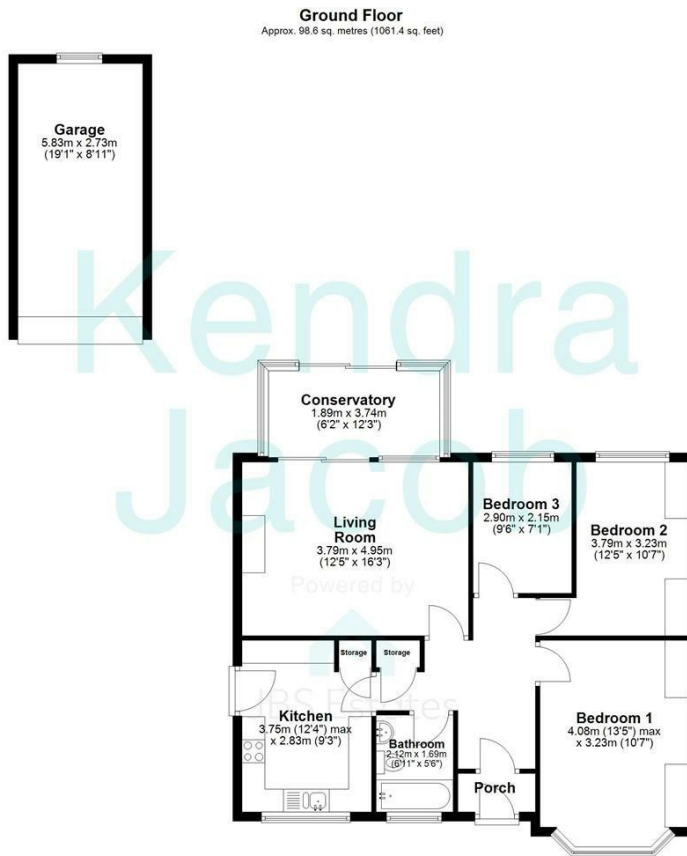
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1061.40 sq ft

**Tenure** – Freehold





Total area: approx. 98.6 sq. metres (1061.4 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	76
(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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