



## 49 HEMMINGFIELD ROAD WORKSOP, S81 0PA

**£200,000  
FREEHOLD**

\*\*\*\*GUIDE PRICE £200,000 - £220,000\*\*\*\*

A spacious three-bedroom detached family home offering well-proportioned accommodation throughout and presenting an excellent opportunity for modernisation to suit a purchaser's own taste and style. The property features generous open-plan living and dining spaces, a conservatory overlooking the rear garden, a fitted kitchen with adjoining utility room, and three good-sized bedrooms served by a shower room.

Externally, the home benefits from a block-paved driveway leading to an integral garage and an enclosed rear garden with patio and lawned areas.

Situated in the highly sought-after area of Thievesdale, Worksop, the property is conveniently located close to local shops, schools and everyday amenities, with excellent transport links providing easy access to the A1 and M1 motorway networks.

**Kendra  
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# 49 HEMMINGFIELD ROAD

- \*\*\*\*GUIDE PRICE £200,000 - £220,000\*\*\*\*
- Spacious three-bedroom detached family home
- Offering generous and versatile accommodation throughout
- In need of some modernisation, ideal for personalisation
- Open-plan living and dining areas with conservatory
- Fitted kitchen with adjoining utility room
- Three well-proportioned bedrooms and shower room
- Driveway providing off-road parking and integral garage
- Enclosed rear garden with patio and lawned areas
- Sought-after Thievesdale location, close to shops, schools, amenities and A1/M1 links



## ENTRANCE PORCH

Accessed via a front-facing uPVC double-glazed entrance door with matching window, the porch features tiled flooring and a further uPVC double-glazed door opening into the impressive open-plan entrance hall, living and dining area.

## OPEN PLAN LIVING DINING ROOM

A generous and inviting living space with a front-facing uPVC double-glazed bow window allowing ample natural light. The room benefits from coving to the ceiling, exposed timber beams, two central heating radiators and an open-plan spindle staircase rising to the first floor. The focal point is an attractive feature fireplace with marble hearth and inset, housing a pebble-effect electric fire.

The living area flows seamlessly into the dining room, which enjoys rear-facing uPVC double-glazed windows and French doors opening into the conservatory. Additional features include coving, exposed ceiling beams, a central heating radiator and a door providing access to the kitchen.

## CONSERVATORY

Of aluminium construction, the conservatory offers a pleasant outlook over the rear garden, providing an ideal space to relax and enjoy the surroundings.

## KITCHEN

Fitted with a comprehensive range of wall and base units with complementary work surfaces, incorporating a stainless-steel sink with mixer tap. Appliances include a four-ring gas hob with extractor hood above and a fitted electric oven. There is space for freestanding appliances

including a microwave and fridge freezer. Further features include part-tiled walls, tiled flooring, a rear-facing uPVC double-glazed window and a door leading to the extended utility room.

## UTILITY ROOM

An extended and practical space fitted with additional wall and base units and complementary work surfaces.

Plumbing is in place for an automatic washing machine, with space for further appliances. The room also benefits from a wall-mounted heater, coving to the ceiling, tiled flooring, a side-facing uPVC double-glazed window, a rear uPVC double-glazed door opening onto the garden and internal access to the integral garage.

## FIRST FLOOR LANDING

With a side-facing uPVC double-glazed window, coving to the ceiling, central heating radiator, storage cupboard, loft access hatch and spindle balustrade. Doors lead to three bedrooms and the shower room.

## MASTER BEDROOM

A spacious double bedroom with a front-facing uPVC double-glazed window, central heating radiator and coving to the ceiling. The room is well served by a range of fitted furniture including wardrobes, matching overhead cupboards and bedside drawers.

## BEDROOM TWO

A second double bedroom featuring a rear-facing uPVC double-glazed window, central heating radiator, coving to the ceiling and fitted wardrobes with matching overhead

cupboards. This room also houses the wall-mounted combination central heating boiler.

#### **BEDROOM THREE**

A well-proportioned third bedroom with a front-facing uPVC double-glazed window, central heating radiator and coving to the ceiling. Additional features include a laminated wood floor, overhead storage cupboard with shelving and fitted desk furniture, making it ideal as a home office or study.

#### **SHOWER ROOM**

Fitted in white and comprising a walk-in corner shower enclosure with mains-fed shower, pedestal wash hand basin and low-flush WC. Complemented by tiled splashbacks, vinyl flooring, chrome towel radiator, electric extractor fan and a rear-facing obscure uPVC double-glazed window.

#### **EXTERIOR**

To the front of the property is a low-maintenance block-paved driveway providing off-road parking and access to the integral garage. The rear garden is fully enclosed and features a patio seating area, lawn with well-stocked borders, outside lighting and an external water tap.

#### **INTEGRAL GARAGE**

With up-and-over door, power and lighting.

## **49 HEMMINGFIELD ROAD**







## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

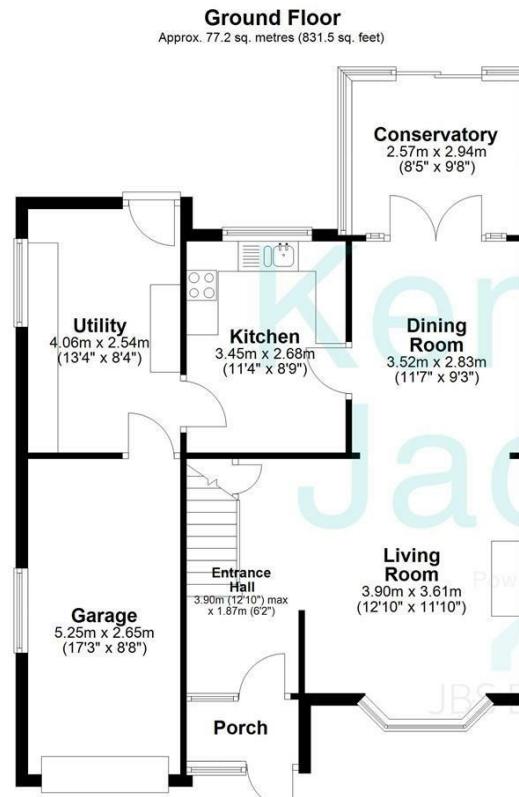
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1284.40 sq ft

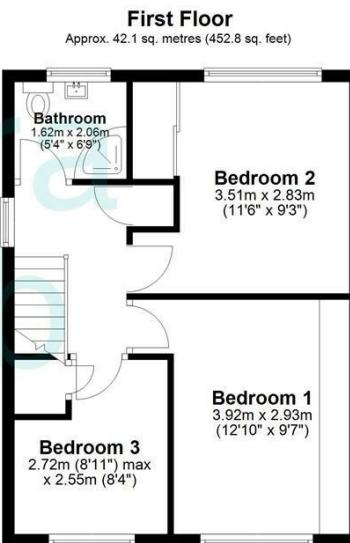
**Tenure** – Freehold





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)	<b>A</b>		
(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			
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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