



22 COLLIER GARDENS WORKSOP, S81 9GE

**£250,000
FREEHOLD**

An affordable and spacious four-bedroom detached family home, situated on a new and modern development in a highly sought-after village location. This beautifully presented property offers contemporary living across three floors, featuring a stylish kitchen-diner, generous living spaces and four well-proportioned double bedrooms, including a master with ensuite.

The home benefits from modern fixtures and finishes throughout, ample storage, and a private enclosed rear garden – ideal for family life and entertaining.

Perfectly positioned close to well-regarded local schools, shops and amenities, the property also offers excellent commuter access to the A1 and M1 motorway links, making it ideal for families and professionals alike.

**Kendra
Jacob**

Powered by
 JBS Estates

22 COLLIER GARDENS

- Affordable and spacious four-bedroom detached family home
- Set on a new, modern development in a sought-after village location
- Stylish kitchen-diner with integrated appliances and French doors to the garden
- Generous living room with bay window and plenty of natural light
- Four double bedrooms, including a master with ensuite shower room
- Contemporary bathrooms finished to a high standard
- Private enclosed rear garden – perfect for families and entertaining
- Driveway parking for multiple vehicles
- Close to excellent local schools, shops and amenities
- Ideal for commuters with easy access to the A1 and M1 motorway links



ENTRANCE HALLWAY

A contemporary composite front door opens into a welcoming entrance hallway, complete with a large storage cupboard and central heating radiator. Doors lead to the downstairs WC, kitchen-diner and living room, while a spindle staircase rises to the first and second floor landings.

DOWNSTAIRS WC

Fitted with a modern white suite comprising a low-flush WC and a corner pedestal wash basin with tiled splashback. The space is finished with a herringbone-effect vinyl floor and a front-facing obscure UPVC double-glazed window.

KITCHEN DINER

The stylish kitchen features a range of modern wall and base units with complementary work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, four-ring gas hob with extractor fan above, fridge-freezer, dishwasher and washing machine. A side-facing UPVC double-glazed window provides natural light, while the herringbone-effect vinyl flooring flows seamlessly through to the dining area.

The dining space benefits from side-facing UPVC French doors opening out to the enclosed rear garden, a front-facing UPVC double-glazed window and a central heating radiator – creating the perfect setting for family meals or entertaining guests.

LIVING ROOM

A well-proportioned and inviting living room featuring a

front-facing UPVC double-glazed window and a side-facing square bay window, adding extra space and light. Complete with a central heating radiator.

FIRST FLOOR LANDING

A spindle staircase leads to the second floor. There is a fitted storage cupboard with hanging rail and shelving, along with doors providing access to two double bedrooms and the family bathroom.

MASTER BEDROOM

A spacious and elegant master bedroom with a front-facing UPVC double-glazed window, central heating radiator, and access to a private ensuite shower room.

EN-SUITE SHOWER ROOM

A contemporary three-piece suite in white comprising a walk-in shower enclosure with mains waterfall shower, pedestal wash basin, and low-flush WC. Finished with tiled splashbacks, tile-effect vinyl flooring, central heating radiator, extractor fan, and a side-facing obscure UPVC double-glazed window.

BEDROOM TWO

A generous second double bedroom with front and side-facing UPVC double-glazed windows and a central heating radiator.

FAMILY BATHROOM

Fitted with a modern white three-piece suite comprising a panelled bath with overhead electric shower and glass screen, pedestal wash basin, and low-flush WC. The walls are part tiled, complemented by tile-effect vinyl flooring, a

central heating radiator, extractor fan, and a side-facing obscure UPVC double-glazed window.

SECOND FLOOR LANDING

Featuring spindle balustrades, a central heating radiator, and doors leading to two further double bedrooms and a shower room.

BEDROOM THREE

A bright and spacious double bedroom with front and side-facing UPVC double-glazed windows, central heating radiator, large fitted storage cupboard, and mirrored fitted wardrobes to one wall.

BEDROOM FOUR

A generously sized double bedroom with a front-facing UPVC double-glazed window and central heating radiator.

SHOWER ROOM

A modern white suite comprising a walk-in shower with mains waterfall shower, pedestal wash basin, and low-flush WC. Finished with part-tiled walls, tile-effect vinyl flooring, central heating radiator, and extractor fan.

EXTERIOR

To the front of the property is an attractive landscaped garden and a driveway providing off-road parking for multiple vehicles, with gated access to the rear.

The rear garden is fully enclosed and mainly laid to lawn, featuring well-stocked shrub and tree borders, along with a paved seating area—perfect for relaxing or entertaining outdoors.

22 COLLIER GARDENS





22 COLLIER GARDENS

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band D

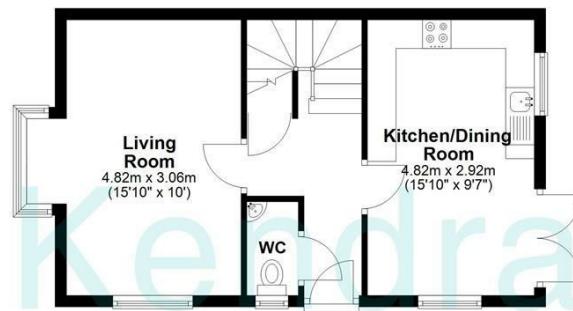
Viewings – By Appointment Only

Floor Area – 1249.90 sq ft

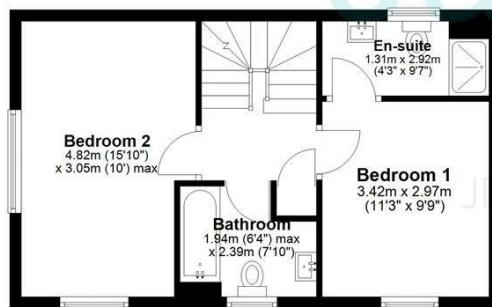
Tenure – Freehold



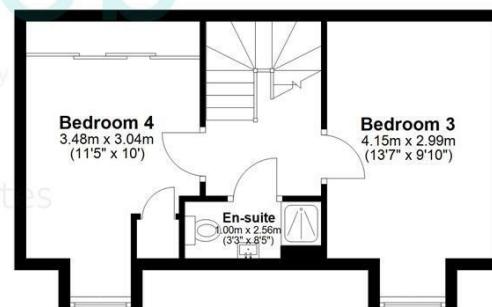
Ground Floor
Approx. 40.5 sq. metres (436.4 sq. feet)



First Floor
Approx. 39.7 sq. metres (426.8 sq. feet)



Second Floor
Approx. 35.9 sq. metres (386.7 sq. feet)



Total area: approx. 116.1 sq. metres (1249.9 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)	A		94
(81-91)	B		84
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra Jacob
Powered by
 JBS Estates