



## 6 HEWER DRIVE WORKSOP, S81 9GD

**£200,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £200,000-£210,000\*\*\*\*

This ideal first-time buyer home, built by Danum Homes, is finished to a high standard throughout and is pleasantly positioned within a quiet cul-de-sac in the desirable village of Costhorpe. The property is surrounded by scenic countryside walks and is conveniently located within easy reach of local shops, pubs, restaurants, and a range of other amenities. Upon entering, the property welcomes you with a bright and inviting entrance hall, leading through to a well-proportioned living room, perfect for relaxing and unwinding. There is also a convenient downstairs WC and a stylish contemporary kitchen, fully fitted with integrated appliances and complemented by French doors that open seamlessly onto the garden, ideal for modern family living and entertaining. To the first floor, the home continues to impress with three generously sized bedrooms and a beautifully appointed, modern bathroom suite, finished to a high standard.

Externally, the property enjoys attractive front and rear gardens, surrounded by peaceful woodland, creating a private and tranquil setting. A double driveway further enhances the home, providing ample off-road parking.

**Kendra  
Jacob**

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# 6 HEWER DRIVE

• GUIDE PRICE £200,000-£210,000 • THREE BEDROOMS • MODERN SEMI-DETACHED HOME • IMMACULATELY PRESENTED WITH HIGH-QUALITY FINISHES THROUGHOUT • DOWNSTAIRS WC • CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES • NESTLED AWAY IN A CUL-DE-SAC LOCATION • IDEAL FOR FIRST TIME BUYERS • DOUBLE DRIVEWAY • ATTRACTIVE FRONT AND REAR GARDENS



## ENTRANCE HALL

Entered via a front-facing composite door, with a central heating radiator and stairs rising to the first floor.

## LIVING ROOM

A bright and airy room with a front-facing double-glazed window, central heating radiator, power points, TV point, and vinyl flooring.

## DOWNSTAIRS WC

Fitted with a low flush WC, wash hand vanity unit, complemented by a chrome towel radiator, a side-facing double-glazed obscure window and vinyl flooring.

## KITCHEN/DINER

A contemporary fitted kitchen comprising a range of wall and base units with plinth spotlights and work surfaces incorporating a stainless steel sink and drainer. There is an induction hob with a stainless steel extractor hood above, an electric oven with grill, and integrated appliances including a fridge freezer, dishwasher, and automatic washing machine. The room also benefits from vinyl flooring, a central heating radiator, space for a good-sized dining table, and rear-facing double-glazed patio doors opening onto the beautifully landscaped garden.

## FIRST FLOOR-LANDING

A spacious, bright, and airy landing with a side-facing double-glazed window, central heating radiator, and power points. There is loft access and a built-in storage cupboard with shelving and lighting.

## BEDROOM ONE

A tastefully decorated bedroom featuring panelling to one side of the wall, fitted wardrobes with shelving and lighting, central heating radiator, and a rear-facing double-glazed window overlooking the garden and woodland. Includes power points and a TV point.

## BEDROOM TWO

A well-proportioned double bedroom with a front-facing double-glazed window, central heating radiator, and power points.

## BEDROOM THREE

With a front facing double glazed window, power points and a central heating radiator and fitted wardrobes to one side of the wall with shelving.

## BATHROOM

Comprising a panelled bath with rainfall shower over, wash hand vanity unit, and low flush WC. The room is partially tiled and includes a wall-mounted LED mirror, chrome towel radiator, vinyl flooring, and a rear-facing double-glazed obscure window.

## EXTERNAL

This property is pleasantly positioned within a quiet cul-de-sac with a lawn garden to the front and a double driveway providing off-road parking for two vehicles.

To the rear is an attractive east-facing garden with mainly laid to lawn, a paved patio area ideal for entertaining.

Additional features include a storage shed, external power points, outside tap, fenced boundaries, and a secure gated

side access. The garden enjoys a private setting, surrounded by woodland.

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### ADDITIONAL INFORMATION

**Local Authority** – bassetlaw

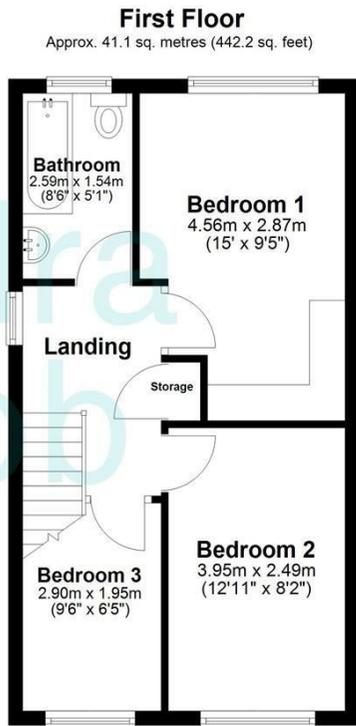
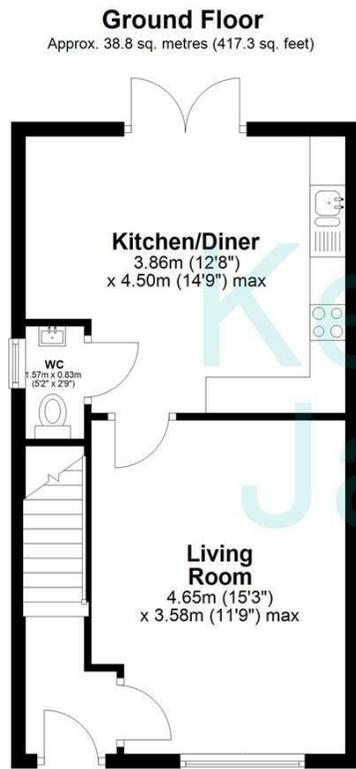
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 859.50 sq ft

**Tenure** – Freehold





Total area: approx. 79.8 sq. metres (859.5 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>			<b>96</b>
(81-91) <b>B</b>		<b>84</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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