



5 DAWBER STREET WORKSOP, S81 7DP

£140,000
FREEHOLD

An immaculately presented two-bedroom semi-detached family home, ideally situated in a highly sought-after location close to a range of local shops, well-regarded schools and everyday amenities, with excellent transport links to the A1 and M1 motorways.

The property offers stylish and contemporary living throughout, featuring a beautifully presented living room with a feature fireplace, a spacious dining room ideal for entertaining, and a modern, well-appointed fitted kitchen. To the first floor are two generous double bedrooms, including a principal bedroom with fitted wardrobes, alongside a sleek and modern shower room.

Externally, the property benefits from a driveway providing off-road parking for up to two vehicles, as well as a stunning, well-maintained south-facing rear garden with patio seating area—perfect for relaxing or entertaining.

Kendra
Jacob

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5 DAWBER STREET

- Immaculately presented two-bedroom semi-detached family home
- Situated in a highly sought-after residential location
- Close to local shops, schools and everyday amenities
- Excellent transport links to the A1 and M1 motorways
- Stylish and contemporary interior throughout
- Attractive living room with feature fireplace
- Spacious dining room ideal for entertaining
- Modern, well-appointed fitted kitchen
- Two generous double bedrooms with fitted storage
- Driveway parking and a beautifully maintained south-facing rear garden



LIVING ROOM

A beautifully presented living room featuring a front-facing uPVC double-glazed window and entrance door, complemented by elegant coving to the ceiling. The space is enhanced by a central heating radiator, tasteful wall lighting and sleek laminated wood flooring. A striking focal point is provided by a feature fireplace with a wood surround, marble hearth and decorative coal-effect fire, creating a warm and inviting ambience.

DINING ROOM

A generously proportioned dining room, ideal for both everyday living and entertaining guests. The room benefits from a large under-stairs storage cupboard with a side-facing obscure uPVC double-glazed window, along with coving to the ceiling, a central heating radiator and laminated wood flooring. There is access to the staircase leading to the first-floor landing, as well as an opening through to the fitted kitchen.

KITCHEN

A stylish, well-appointed kitchen fitted with an extensive range of contemporary wall and base units, complemented by coordinated work surfaces. Features include a stainless steel sink with mixer tap, a fitted fan-assisted electric oven, gas hob with an extractor hood above, and space for freestanding appliances such as a fridge freezer and washing machine. Wall mounted combination central heating boiler which is set behind matching cupboard fronts. The room is finished with partially tiled walls, laminated wood flooring, and benefits from rear and

side-facing uPVC double-glazed windows, along with a side access door.

FIRST FLOOR LANDING

With a side-facing obscure uPVC double-glazed window, the landing provides access to two double bedrooms.

MASTER BEDROOM

A stylish and well-presented principal bedroom featuring a front-facing uPVC double-glazed window, central heating radiator and decorative picture rail. The room is further enhanced by an extensive range of fitted wardrobes along one wall, offering excellent storage.

BEDROOM TWO

A spacious and tastefully decorated second double bedroom with a rear-facing uPVC double-glazed window. Additional features include fitted storage with hanging rail, a central heating radiator, laminated wood flooring and access to the loft via a hatch. A contemporary bi-fold door leads directly into the shower room.

SHOWER ROOM

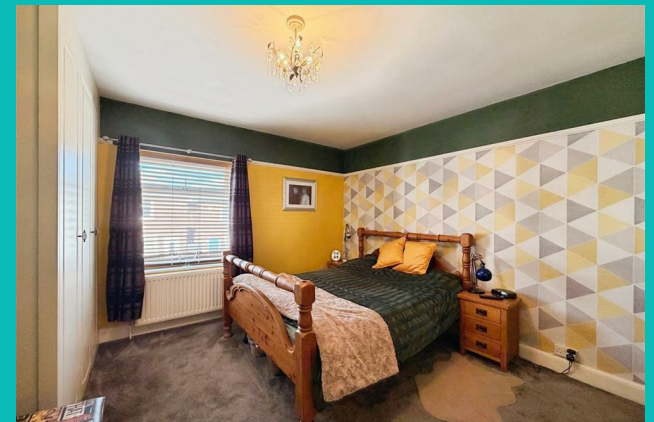
A sleek and modern shower room comprising a walk-in shower with mains-fed waterfall fitting, a vanity hand wash basin and a low-flush WC. The space is finished with partially tiled walls, tiled flooring, a chrome heated towel rail and a side-facing obscure uPVC double-glazed window.

EXTERIOR

To the front of the property is a driveway providing off-road parking for up to two vehicles, along with gated

access to the rear. The rear garden is a beautifully maintained, south-facing outdoor space featuring a paved patio seating area, a well-kept lawn with mature planted borders, two garden sheds, outdoor lighting and a water tap —perfect for relaxing or entertaining.

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ADDITIONAL INFORMATION

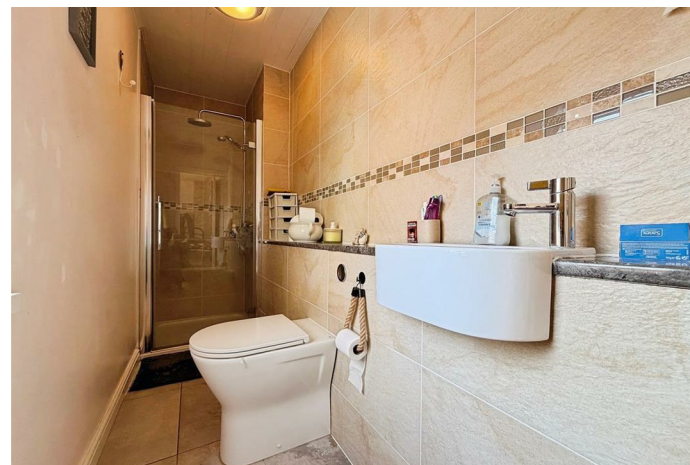
Local Authority – Bassetlaw

Council Tax – Band A

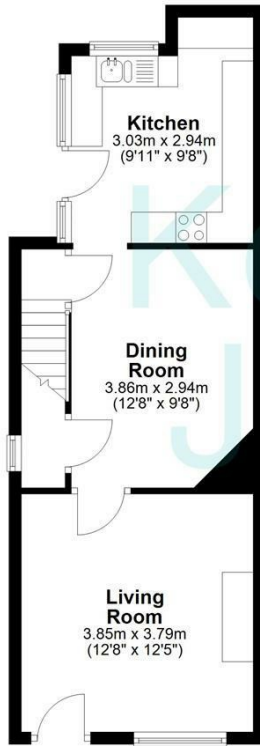
Viewings – By Appointment Only

Floor Area – 787.90 sq ft

Tenure – Freehold



Ground Floor
Approx. 39.4 sq. metres (424.3 sq. feet)



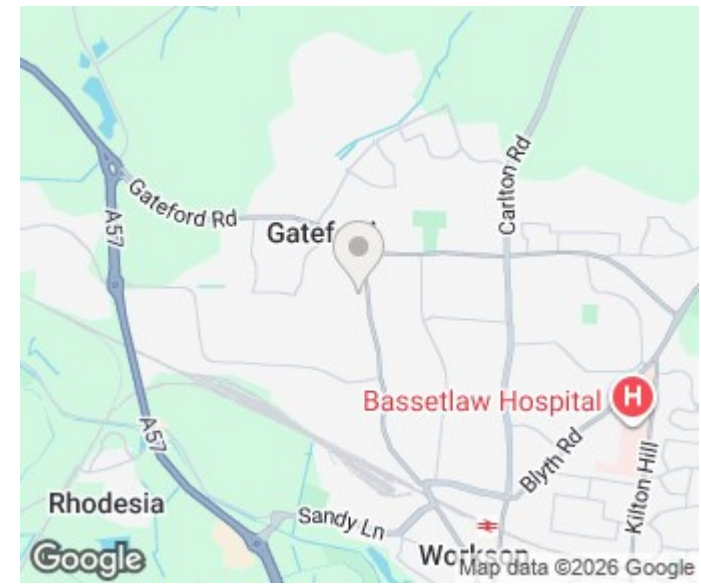
First Floor
Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 73.2 sq. metres (787.9 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			
(81-91) B			
(69-80) C			77
(55-68) D		61	
(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

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