



10 SANDY CLOSE WORKSOP, S80 4PY

£170,000
FREEHOLD

GUIDE PRICE £170,000 - £175,000

This property is perfect for a first time buyer and is offered for sale with NO CHAIN. The property is situated at the bottom of a private drive and having an extensive driveway providing off road parking for several vehicles. Briefly comprising of entrance porch, entrance hall with stairs rising to the first floor accommodation. Cosy lounge having an exposed brick fireplace, kitchen with a comprehensive range of wall and base units and downstairs cloakroom. To the first floor are two good sized bedrooms and family bathroom with panelled bath with shower over. To the front of the property is a pebbled driveway offering off road parking and access to the side leads onto the large rear garden. The rear garden is mainly laid to lawn with patio areas perfect for entertaining. Garden shed included in the sale. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra
Jacob

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10 SANDY CLOSE

- Guide Price £170,000 - £175,000
- Offered For Sale With NO CHAIN
- Perfect For A First Time Buyer
- Situated In The Heart Of Whitwell
- Cul De Sac Location
- Close To Open Countryside
- Large Rear Garden With Patio Area
- Two Good Sized Bedrooms And Family Bathroom
- Cosy Lounge With Exposed Brick Fireplace
- BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Porch

With door leading into the entrance porch having window, shelving and coat hooks.

Lounge

The feature of this room is the exposed brickwork fireplace with insert, understairs cupboard housing the central heating boiler, laminate flooring and central heating radiator.

Dining Kitchen

With a comprehensive range of wall and base units with complimentary work surfaces over. Window overlooking the rear garden. Laminate flooring. Breakfast bar area, partly tiled walls, one and a half bowl stainless steel sink unit with mixer tap and central heating radiator. A door leads onto the rear garden.

Downstairs Cloakroom

Briefly comprises of low flush WC, wash hand basin, mirror, half tiled walls and central heating radiator.

First Floor Landing

With window to the side and access to the loft space.

Bedroom One

With window overlooking the rear garden and central heating radiator.

Bedroom Two

With two windows overlooking the front and central heating radiator.

Family Bathroom

Comprising of panelled bath with shower over and glass

shower screen, low flush WC, partly tiled walls, heated towel rail and laminate flooring.

Outside

To the front of the property is a driveway providing off road parking for several vehicles. The property is in a cul de sac location and stands on a good sized plot. There is access down the side to the rear garden which is mainly laid to lawn, having patio area perfect for entertaining and some mature trees and plants. Shed included in the sale.

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ADDITIONAL INFORMATION

Local Authority – Bolsover District Council

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 729.30 sq ft

Tenure – Freehold



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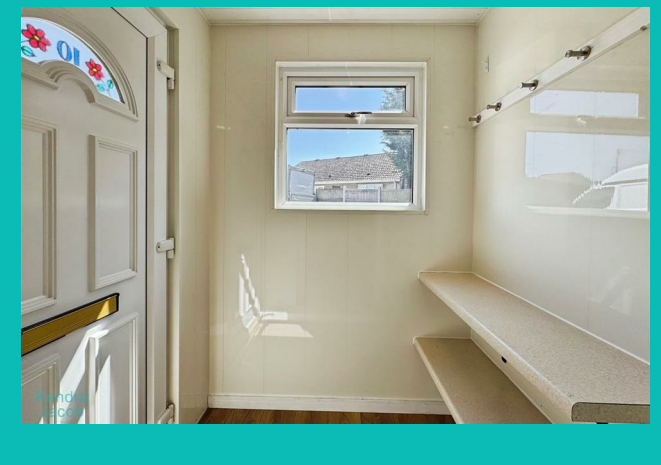
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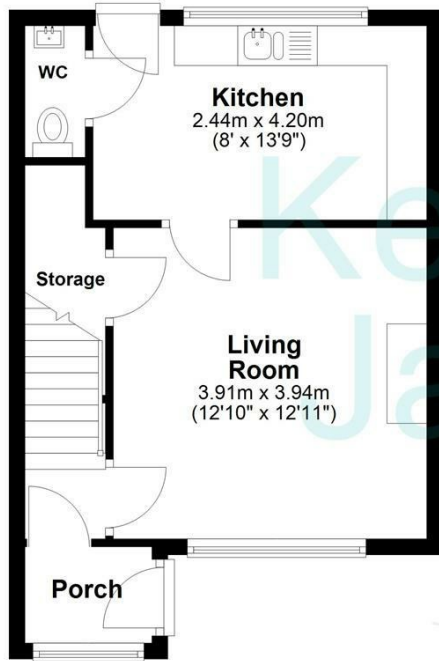
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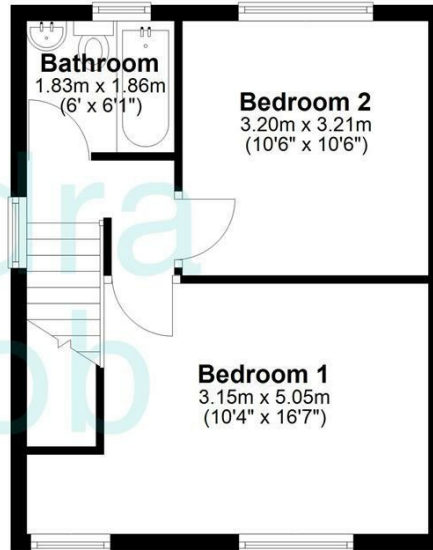
Ground Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 67.8 sq. metres (729.3 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			86
(69-80) C		71	
(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

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