



1 SPRUCE COURT WORKSOP, S80 3EP

£400,000
FREEHOLD

Immaculately presented four double bedroom, three bathroom detached family home situated in the highly sought-after St Anne's area of Worksop. The property welcomes you with a spacious and bright entrance hall, leading to a well-planned ground floor comprising a downstairs WC, family room, dining room, conservatory, generous lounge, and a large kitchen with adjoining utility room. To the first floor are four well-proportioned double bedrooms, including an impressive principal suite featuring a spacious bedroom, dressing area with fitted wardrobes, and a contemporary four-piece en-suite bathroom. The remaining three bedrooms all benefit from fitted wardrobes, with one further en-suite shower room, alongside the main family bathroom.

Externally, the front of the property boasts a landscaped garden and a block paved driveway providing access to the garage, which is equipped with power, lighting, a water supply, and double sockets. To the rear is a good-sized enclosed garden, predominantly laid to lawn, complemented by a patio area, outside tap, and power point.

Kendra
Jacob

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1 SPRUCE COURT

- NO UPWARD CHAIN • Beautifully presented detached family home • Four double bedrooms • Three bathrooms • Three reception rooms • Downstairs cloakroom • Utility room • Conservatory • Garage and private driveway • Quiet cul-de-sac in a sought after area



Entrance Hall

With front door leading into the spacious entrance hall with stairs rising to the first floor accommodation. Laminate flooring, coving to the ceiling and central heating radiator.

Downstairs Cloakroom

Briefly comprising of low flush WC and wash hand basin. Half tiled walls, laminate flooring, central heating radiator, coving to the ceiling and alarm system.

Lounge

Spacious lounge with bay window overlooking the front garden, coving to the ceiling, ceiling rose, central heating radiator and carpet flooring.

Family Room

With window overlooking the rear, coving to the ceiling, laminate flooring and central heating radiator.

Dining Room

With coving to the ceiling and ceiling rose, laminate flooring and central heating radiator.

Conservatory

With patio doors opening onto the rear garden and patio area having laminate flooring and two double sockets.

Kitchen

A superb kitchen with a comprehensive range of white high gloss wall and base units with complimentary work surfaces over. There is a four ring gas hob with splashback and electric oven and integrated dish washer. Sink unit. A window overlooks the rear garden, strip lights, central heating radiator and laminate flooring.

Utility Room

With plumbing for automatic washing machine, sink with mixer tap and door leading onto the side of the property.

First Floor Landing

Stairs rise to the first floor accommodation, access to the loft space and useful storage cupboard.

Master Bedroom

Spacious master bedroom consisting of a dressing room with fitted wardrobes, front facing window and a door leading to the en-suite bathroom.

Bedroom Two

With built in wardrobes to two walls, windows to both the front and side elevations, laminate flooring and central heating radiator.

En Suite Bathroom

Briefly comprising of shower cubicle, corner bath, wash hand basin and low flush WC. There are fully tiled walls, laminate flooring and central heating radiator. A window overlooks the rear.

En Suite Shower Room

With shower cubicle, vanity wash hand basin and low flush WC. Window to the side elevation, central heating radiator and tiled flooring.

Bedroom Three

With window overlooking the rear, central heating radiator, coving to the ceiling and built in wardrobes.

Bedroom Four

With built in wardrobes, laminate flooring, window to the

rear and central heating radiator.

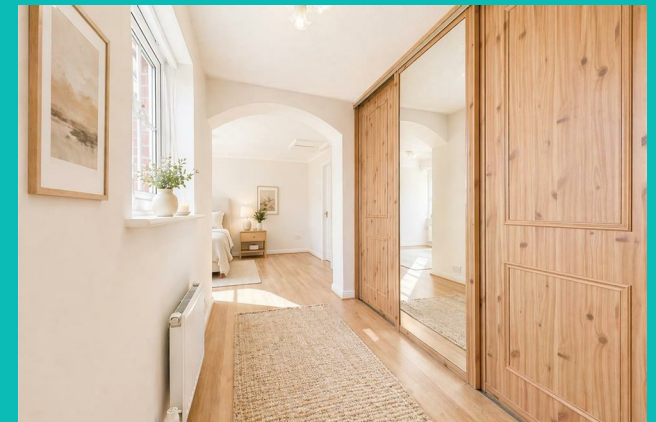
Family Bathroom

With panelled bath with shower over and glass shower screen, vanity wash hand basin and low flush WC. Fully tiled walls and central heating radiator. Mirror to one wall.

Outside

To the front of the property is a block paved driveway leading to the garage which has an up and over door. There is a lawned area of garden to the front and mature trees and plants. There is access to the side of the property which leads onto the rear garden. The rear garden is fully enclosed with water tap and electric points, mainly laid to lawn and having patio area which is perfect for entertaining.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw District Council

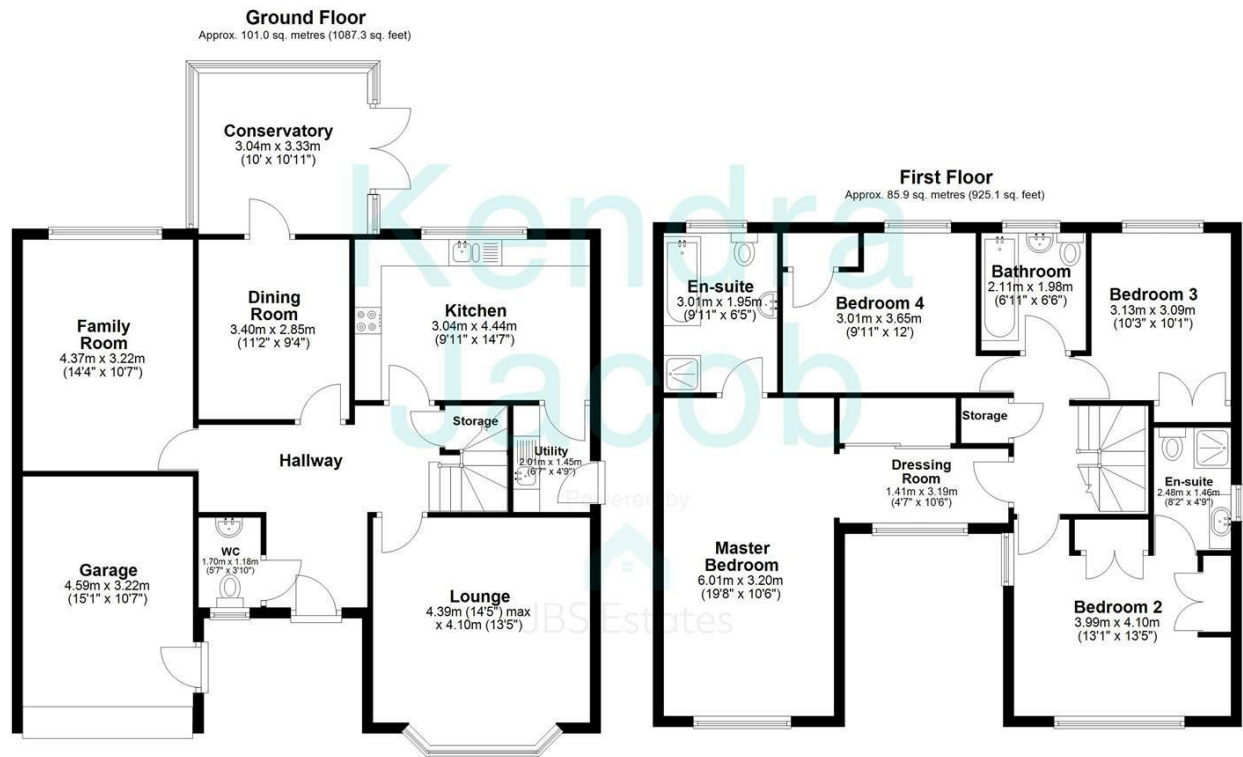
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2012.50 sq ft

Tenure – Freehold





Total area: approx. 187.0 sq. metres (2012.5 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) A			
(81-91) B			
(69-80) C		70	75
(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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