



## 73 RYDAL DRIVE WORKSOP, S81 7PY

**£175,000  
FREEHOLD**

This affordable and well-presented three-bedroom semi-detached family home is ideal for first-time buyers or growing families. Situated in a much sought-after area of Worksop, the property is conveniently located close to local shops, schools, and amenities, with excellent transport links to the A1 and M1 motorways.

Internally, the home offers a welcoming entrance hallway, a charming living room with feature fireplace, and a spacious open-plan kitchen/diner with access to a beautifully landscaped Mediterranean-style rear garden. The property also benefits from an integral garage currently used as a gym and utility area.

Upstairs, there are three generously sized bedrooms and a modern family bathroom. With ample off-road parking, a low-maintenance front garden, and a private, enclosed rear garden, this property provides comfortable and versatile living in a desirable location.

**Kendra  
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# 73 RYDAL DRIVE

- Affordable three-bedroom semi-detached family home
- Ideal for first-time buyers or growing families
- Located in a highly sought-after area of Worksop
- Close to local shops, schools, and essential amenities
- Excellent transport links to the A1 and M1 motorways
- Welcoming entrance hallway and spacious living room
- Open-plan kitchen/diner with access to rear garden
- Integrated garage used as gym and utility space
- Modern family bathroom and three generously sized bedrooms
- Low-maintenance front garden, Mediterranean-style rear garden, and driveway parking



## ENTRANCE HALLWAY

A welcoming entrance hallway accessed via a front-facing UPVC double glazed door. Featuring coving to the ceiling, a central heating radiator, staircase rising to the first-floor landing, and a tiled floor. Doors lead to the living room and the open-plan kitchen/diner.

## LIVING ROOM

A charming and well-presented living space, with a front-facing UPVC double glazed window, decorative ceiling coving, central heating radiator, and attractive laminated wood flooring. Double doors open into the open-plan kitchen/dining area. A key feature of this room is the elegant solid oak fireplace with a marble hearth and electric pebble-effect fire, creating a cosy focal point.

## KITCHEN DINER

The kitchen is fitted with a range of matching wall and base units with complementary work surfaces incorporating a stainless steel sink with mixer tap. Appliances include a built-in electric oven, four-ring electric hob with extractor hood above, and there is space for a freestanding fridge/freezer as well as plumbing for a washing machine. The wall-mounted combination boiler is housed neatly behind matching cupboard doors. Additional features include tiled splashbacks, a rear-facing UPVC double glazed window, and a side-facing UPVC door providing access to the extended garage. The tiled flooring continues seamlessly through to the dining area, which includes a solid oak breakfast bar, central heating radiator, and rear-facing UPVC double glazed patio doors leading to the rear garden.

## INTEGRAL CONVERTED GARAGE

The integral garage is converted and is used as a home gym and utility area. This area benefits from power, lighting, tiled flooring, and rear-facing UPVC double glazed French doors opening out to the rear garden.

## FIRST FLOOR LANDING

A spacious landing with a side-facing UPVC double glazed window, coving to the ceiling, a built-in storage cupboard with shelving, access to the loft hatch, and doors leading to three bedrooms and the family bathroom.

## MASTER BEDROOM

A beautifully presented master bedroom with a front-facing UPVC double glazed window, coving to the ceiling, central heating radiator, and laminated wood flooring.

## BEDROOM TWO

A generously sized second double bedroom with a rear-facing UPVC double glazed window, coving to the ceiling, central heating radiator, and laminated wood flooring.

## BEDROOM THREE

A well-proportioned third bedroom, ideal for use as a guest room, nursery, or home office, featuring a front-facing UPVC double glazed window, ceiling coving, and a central heating radiator.

## FAMILY BATHROOM

A modern and luxurious bathroom suite comprising a panelled bath with shower mixer tap and glass screen, a vanity wash basin, and low flush WC. Fully tiled walls, tile-effect flooring, contemporary towel radiator, inset ceiling

spotlights, and both rear and side-facing obscure UPVC double glazed windows complete the space.

#### OUTSIDE

To the front of the property is a low-maintenance pebbled garden and a driveway providing off-road parking. The rear garden is designed with a Mediterranean theme, featuring a paved patio seating area, a raised tiled area, well-stocked borders with mature shrubs and trees, a garden shed, external lighting, power and water supply, and rear gated access.

## 73 RYDAL DRIVE



HARDCASTLE  
BODYBUILDING



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## ADDITIONAL INFORMATION

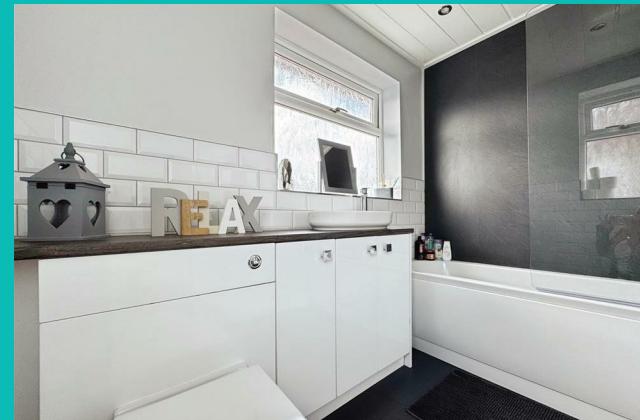
**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 1006.80 sq ft

**Tenure** – Freehold



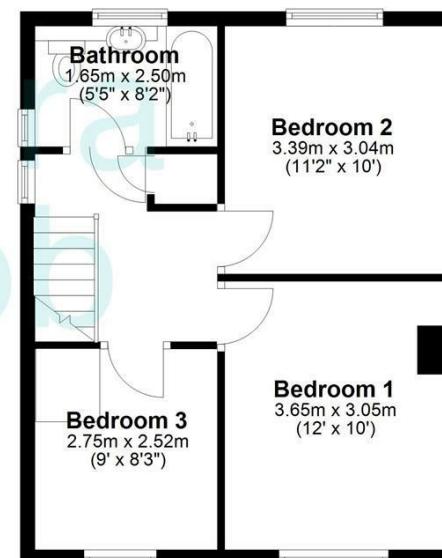
## Ground Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



## First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 93.5 sq. metres (1006.8 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		86
(81-91) B		
(69-80) C		70
(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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