



**14 GLOUCESTER ROAD  
WORKSOP, S81 0PQ**

**£260,000  
FREEHOLD**

\*\*\*\*GUIDE PRICE £260,000-£270,000\*\*\*\*

Offering a warm and welcoming feel throughout, this well-presented extended three-bedroom detached bungalow is a wonderful place to call home. Situated in a popular area of Worksop, the property is conveniently located within walking distance of local shops, Bassettlaw Hospital, bus routes, and a range of other local amenities. Beautifully maintained by the current owners, this ideal home must be viewed to fully appreciate both the accommodation and the setting on offer. In brief, the property comprises: entrance hall, fitted kitchen with integrated appliances, utility room, separate WC, a well-proportioned living room, three bedrooms, and a four-piece bathroom suite. Externally, the property benefits from an extensive driveway providing ample off-road parking, a detached garage, and an attractive, well-maintained rear garden.

**Kendra  
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# 14 GLOUCESTER ROAD

- EXTENDED DETACHED BUNGALOW • GUIDE PRICE £260,000-£270,000
- UTILITY ROOM • SEPERATE WC • FOUR PIECE BATHROOM SUITE • DETACHED GARAGE • ENCLOSURE REAR GARDEN • EXTENSIVE DRIVEWAY • BEAUTIFULLY PRESENTED THROUGHOUT • THREE DOUBLE BEDROOMS



## ENTRANCE HALL

A welcoming entrance hall with a front facing Upvc door, with wood-effect tiled flooring, central heating radiator, power points, loft access, and a built-in storage cupboard.

## KITCHEN

Fitted with a range of high and low-level units and complementary work surfaces incorporating a porcelain sink with mixer tap. Appliances include a four-ring gas hob with stainless steel cooker hood above, integrated microwave, electric oven and grill, plumbing for a dishwasher, and an integrated fridge freezer. Side-facing double-glazed window, power points, wood-effect tiled flooring, and access to the extended utility area.

## EXTENDED UTILITY ROOM

Extended utility space featuring a range of wall and base units with work surfaces and plumbing for a washing machine. Rear-facing double-glazed window, central heating radiator, wood-effect tiled flooring and a side-facing new Upvc door providing access to the outside. Internal access to the WC.

## EXTENDED WC

Comprising a low-flush WC and wash hand basin set within a vanity unit. Rear-facing double-glazed obscure window and wood-effect tiled flooring.

## LIVING ROOM

Well-proportioned living room with French doors opening onto the rear garden, side-facing double-glazed window, central heating radiator, TV point and power points.

## BEDROOM ONE

Front-facing double-glazed window, fitted wardrobes and drawers, central heating radiator, and power points.

## BEDROOM TWO

Side-facing double-glazed window, fitted wardrobes with mirrored sliding doors, central heating radiator, and power points.

## BEDROOM THREE

Side-facing double-glazed window, central heating radiator, and power points.

## BATHROOM

Partially tiled suite comprising a corner panelled bath, walk-in shower, pedestal wash hand basin, low-flush WC, chrome towel radiator, side-facing double-glazed obscure window, and tiled flooring.

## EXTERNAL

To the front of the property is an extensive block-paved driveway providing ample off-road parking. A pathway to the side gives access to the main entrance door and the garage.

To the rear, the property benefits from an Indian stone patio leading to a lawned garden, complemented by mature bushes and well-stocked flower beds. The garden is fully enclosed with fencing and also features an outside tap.

## GARAGE

With up and over door, side access door, power and lighting.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 936.20 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		69
(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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