



## 25 NEW STREET WORKSOP, S80 4QN

**£340,000**  
**FREEHOLD**

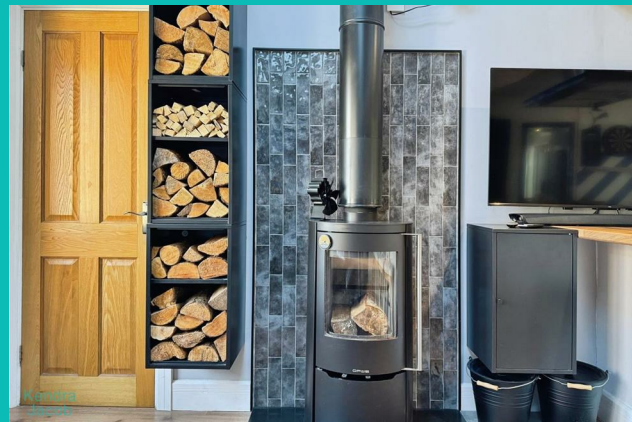
GUIDE PRICE £340,000 - £360,000 WOW what a property. This 5 bedroomed property could be perfect for you. It is perfect for a family and is situated in the heart of Whitwell. The property must be viewed to appreciate the accommodation on offer. The driveway to the front offers off road parking for several vehicles but the garden is just something else. The property is convenient for local amenities, schools and the M1/M18 motorway network. Briefly comprising of spacious lounge, superb open plan kitchen with family room having a log burner, utility room, downstairs shower room and there are two rooms to the ground floor which the current owners use as bedrooms. To the first floor are three good sized bedrooms and family bathroom with three piece suite. The rear garden has patio areas, lawned areas, fully enclosed, sheds and Summer house which is currently used as a games room and home office but is very versatile. The garden also has a fire pit. BOOK A VIEWING NOW - DO NOT MISS OUT

**Kendra  
Jacob**

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# 25 NEW STREET

- WOW What A Property • Must Be Viewed To Appreciate
  - The Size Of Accommodation On Offer • Situated In The Heart Of Whitwell • Convenient For The Motorway Network • Within Minutes Of Open Countryside • School Catchment • Five Bedrooms • Open Plan Kitchen With Family Room Having Log Burner And Utility Room • Downstairs Shower Room • GUIDE PRICE
- £340,000 - £360,000



## Lounge

With bay window overlooking the front, laminate flooring, central heating radiator and double doors leading into the open plan kitchen/family room. The front composite door leads into the spacious lounge with stairs rising to the first floor.

## Open Plan Dining Kitchen

This superb open plan living space is perfect for entertaining. The kitchen briefly comprises of base units and complimentary work surfaces over. There is a one and a half bowl sink unit with mixer tap with tiled splashback. There is an electric oven, four ring gas hob and extractor above. Laminate flooring and spot lights. Breakfast bar area. To the family room area there are three skylight windows allowing in extra natural light and the main feature to this room is the log burner. Useful storage cupboard. A door leads onto the rear garden and patio area.

## Utility Room

With side door leading into the utility room having plumbing for automatic washing machine and wall cupboards. There is a skylight window allowing in extra natural light, tiled flooring and central heating radiator.

## Downstairs Shower Room

Briefly comprising of shower cubicle, vanity wash hand basin and low flush WC. There is a window to the side, tiled flooring, heated towel rail and spot lights to the ceiling.

## Bedroom

With window overlooking the rear, central heating radiator and door leading onto the rear garden.

## Bedroom

This room could be utilised as an office/playroom or bedroom. The current owners use as a bedroom. Having skylight window allowing extra natural light, bay window overlooking the front and central heating radiator.

## First Floor Landing

With window to the side, laminate flooring and central heating radiator. Access to the loft space.

## Bedroom One

With built in wardrobes, laminate flooring, central heating radiator and window overlooking the front.

## Bedroom Two

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

## Bedroom Three

With built in cupboard, window overlooking the front and laminate flooring.

## Family Bathroom

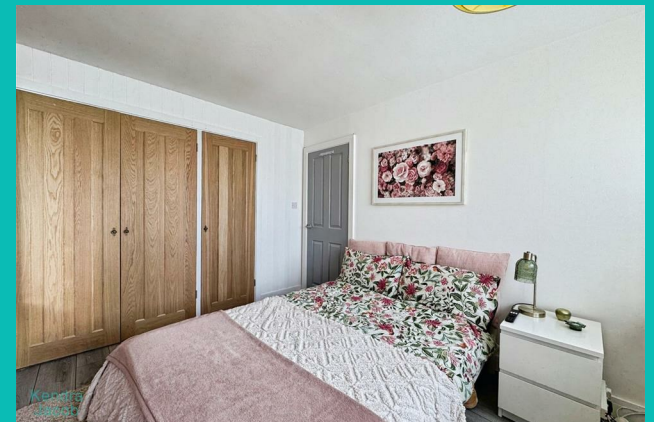
With panelled bath with shower over having rain shower and further shower head and glass shower screen, wash hand basin, low flush WC, partially tiled walls and heated towel rail.

## Outside

To the front of the property is a driveway providing ample off road parking. The front is low maintenance with

pebbled areas. To the side is a gate which leads onto the rear garden. The rear garden must be viewed to appreciate what the current owners have done. There are patio areas perfect for entertaining or having a quiet drink, lawned area, fully enclosed, having trees and plants and the focal point is the summer house which is currently used as a games room or home office. There is also a shed which houses the logs to the side and a further shed/workshop.

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### ADDITIONAL INFORMATION

**Local Authority** – Bolsover District Council

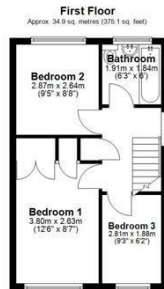
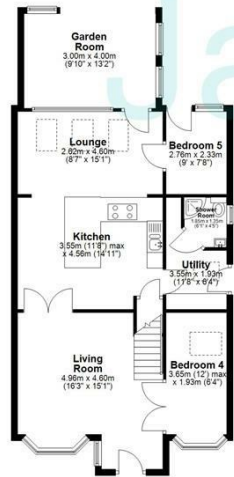
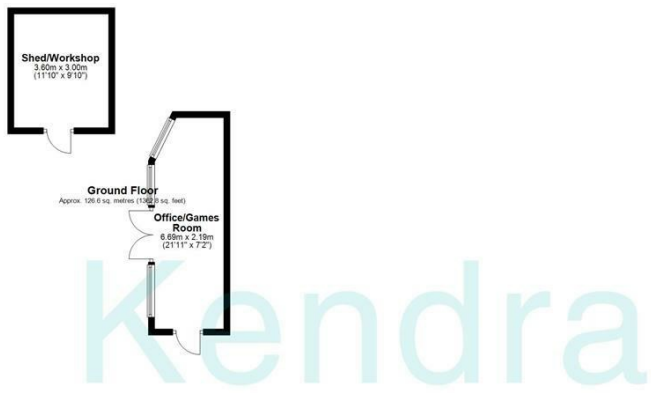
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1737.90 sq ft

**Tenure** – Freehold





# Kendra Jacob

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Total area: approx. 161.5 sq. metres (1737.9 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 PlanIt3D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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