

## 54 SOUTH AVENUE WORKSOP, S80 2RD

**£160,000**  
**FREEHOLD**

A spacious and immaculately presented three-bedroom semi-detached family home, offering stylish and contemporary living throughout. The property features a bright and welcoming entrance hallway, a well-appointed kitchen diner with integrated appliances and garden access, and a light-filled dual aspect living room. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from well-maintained gardens to the front and rear, along with driveway access. Ideally situated in a much sought-after location, the property is conveniently close to local shops, well-regarded schools and a range of amenities, with excellent transport links to the A1 and M1 motorways.

**Kendra  
Jacob**

Powered by  
JBS Estates

# 54 SOUTH AVENUE

- Spacious and immaculately presented throughout
- Three-bedroom semi-detached family home
- Stylish, contemporary interior design
- Bright and welcoming entrance hallway
- Modern kitchen diner with integrated appliances
- Light-filled dual aspect living room
- Three well-proportioned bedrooms
- Contemporary family bathroom
- Well-maintained front and rear gardens with driveway
- Sought-after location close to shops, schools, amenities, and A1/M1 links



## ENTRANCE HALLWAY

A welcoming entrance hallway is accessed via a front-facing uPVC double-glazed door. This bright and spacious area is tastefully decorated, with front and side-facing uPVC double-glazed windows allowing in plenty of natural light. Features include a central heating radiator, decorative dado rail, under-stairs storage and a generous storage cupboard housing the wall-mounted combination boiler. A spindle staircase rises to the first floor, with internal doors leading through to the living room and kitchen diner.

## KITCHEN DINER

A stylish and functional kitchen diner fitted with a range of contemporary wall and base units, complemented by work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include a fan-assisted electric double oven and ceramic hob with extractor hood above. There is space for freestanding appliances such as a washing machine, fridge and freezer. Additional features include a breakfast bar, partial wall tiling, tiled flooring, and a central heating radiator. Dual aspect uPVC double-glazed windows to the front and rear enhance the light-filled feel, with a rear door providing direct access to the garden.

## LIVING ROOM

An attractive and well-proportioned living room featuring dual aspect uPVC double-glazed windows to the front and rear, creating a bright and airy living space. Finished with coving to the ceiling and a central heating radiator.

## FIRST FLOOR LANDING

The landing provides access to three well-proportioned

bedrooms and the family bathroom. It also benefits from a large storage cupboard and loft access.

## MASTER BEDROOM

A generously sized principal bedroom with dual aspect uPVC double-glazed windows to the front and rear. The room is enhanced by a range of high-quality fitted furniture, including wardrobes, overhead storage and a dressing table, along with a central heating radiator.

## BEDROOM TWO

A spacious second double bedroom with a front-facing uPVC double-glazed window, central heating radiator and decorative coving. A dado rail adds a touch of character.

## BEDROOM THREE

A well-sized third bedroom with a rear-facing uPVC double-glazed window and central heating radiator, ideal as a bedroom, nursery or home office.

## FAMILY BATHROOM

A modern three-piece suite in white comprising a panelled bath with overhead electric shower and glass screen, pedestal wash basin and low-level WC. The room is fully tiled, with a central heating radiator, ceiling coving and an obscure front-facing uPVC double-glazed window.

## EXTERIOR

To the front, the property enjoys a well-maintained and generously sized garden, mainly laid to lawn with mature shrub and tree borders. A double wrought iron gate provides access to a driveway and leads through to the rear garden.

The rear garden is an attractive and enclosed space, predominantly laid to lawn and ideal for outdoor entertaining. It further benefits from two garden sheds, brick built outside toilet, external lighting and a water tap.

## 54 SOUTH AVENUE





54 SOUTH AVENUE

## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

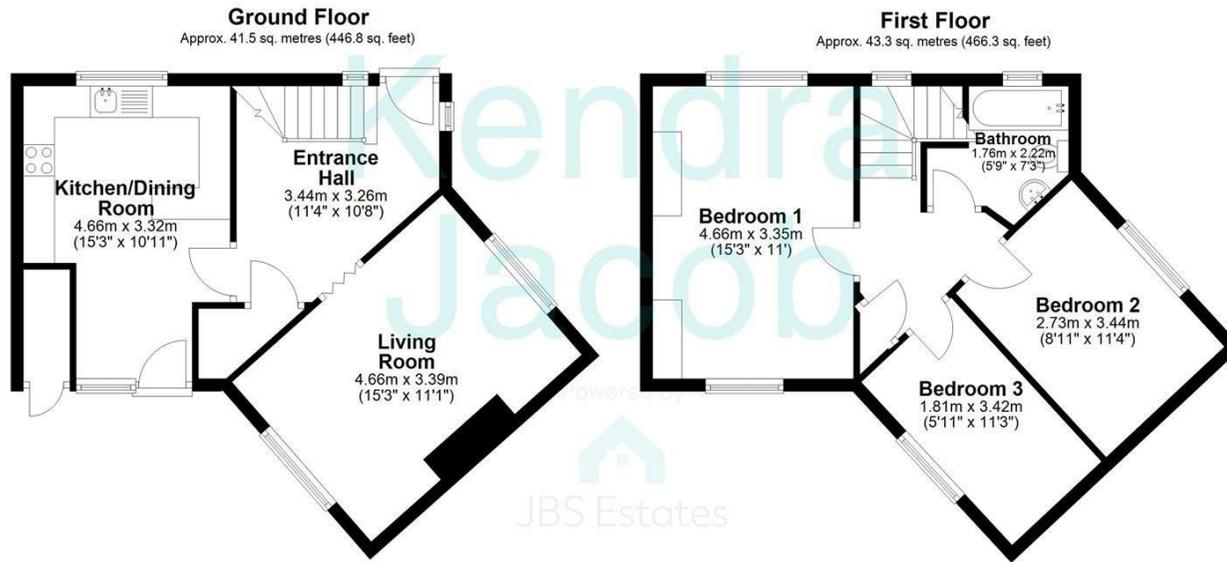
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 913.10 sq ft

**Tenure** – Freehold

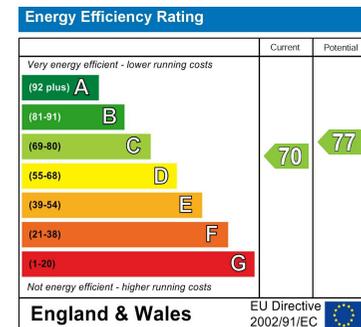




Total area: approx. 84.8 sq. metres (913.1 sq. feet)

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.



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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

Powered by  
JBS Estates