



68 HARLEQUIN DRIVE WORKSOP, S81 7SN

£250,000
FREEHOLD

This property is perfect for a first time buyer or family. It is situated on this new development of similar properties. The property has been beautifully maintained to a high standard. It is situated close to local amenities including schools, shops and public transport facilities. It is also convenient for the motorway network. Briefly comprising of entrance hall, lounge, superb dining kitchen, downstairs cloakroom, three good sized bedrooms and family bathroom. Having the benefit of a driveway to the rear providing off road parking.

**Kendra
Jacob**

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68 HARLEQUIN DRIVE

- Beautifully Decorated Throughout
- Perfect For A First Time Buyer
- Superb Kitchen With Light Grey Units
- Master Bedroom With En Suite
- Downstairs Cloakroom
- Gardens Front And Rear
- Driveway Providing Off Road Parking
- Close To Local Amenities
- School Catchment
- Convenient For The Motorway Network



Entrance Hall

With composite door leading into the entrance hall with stairs rising to the first floor accommodation. Central heating radiator.

Lounge

The lounge overlooks the front having Upvc double glazed window and central heating radiator.

Downstairs Cloakroom

With low flush WC, wash hand basin, window to the side and central heating radiator.

Dining Kitchen

This superb dining kitchen in pale grey has a range of wall and base units and complimentary work surfaces over. There are integrated appliances to include oven, gas hob and extractor above. There is a built in fridge/freezer and dishwasher. Useful storage cupboard, window overlooking the rear and patio doors leading out onto the rear garden and patio area.

First Floor Landing

With window to the side and two storage cupboards.

Bedroom One

With window overlooking the front, mirror sliding door wardrobes, central heating radiator and door leading into the en suite.

En Suite

With shower cubicle, wash hand basin and low flush WC. Window, tiled walls and spot lights to the ceiling.

Bedroom Two

With window overlooking the rear and central heating radiator.

Bedroom Three

With window overlooking the rear and central heating radiator.

Family Bathroom

With panelled bath with shower over and glass shower screen, wash hand basin and low flush WC. Window to the side. Fully tiled and central heating radiator.

Outside

To the front of the property is a low maintenance garden with shrubs and bushes and a path leads to the front composite door. To the rear the garden is mainly laid to lawn, fully enclosed and has a gate to the driveway to the rear. Patio area which is perfect for entertaining.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1020.20 sq ft

Tenure – Freehold



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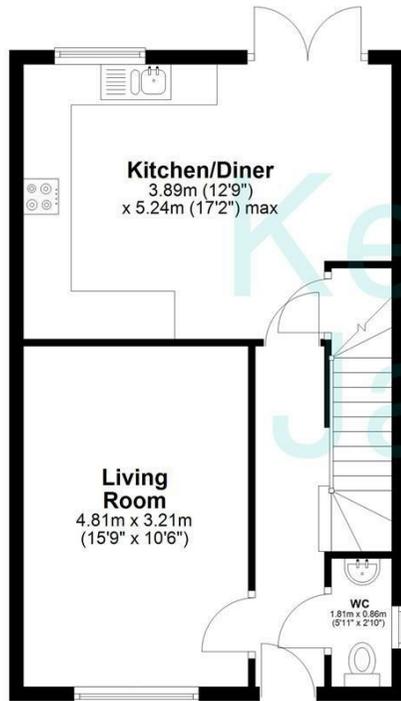
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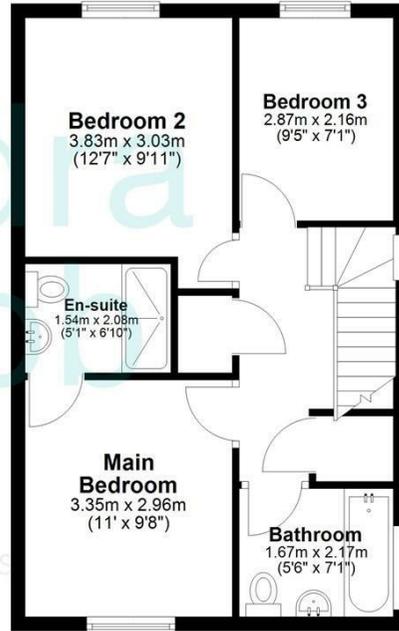
Ground Floor

Approx. 50.6 sq. metres (544.9 sq. feet)



First Floor

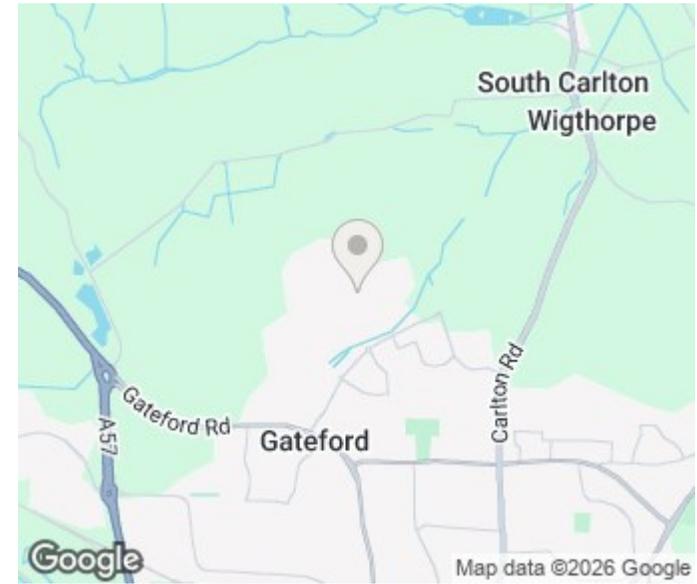
Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 94.8 sq. metres (1020.2 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			96
(81-91) B		84	
(69-80) C			
(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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