



## 190 NEWCASTLE AVENUE WORKSOP, S80 1NN

£170,000  
FREEHOLD

A beautifully presented and stylishly decorated three-bedroom semi-detached home is superbly situated in a highly convenient location. The property offers spacious and versatile living accommodation, including an attractive living room and a modern open-plan kitchen, dining and sitting area, ideal for family living and entertaining. The home benefits from a utility room, a contemporary downstairs shower room, and three well-proportioned bedrooms, including a master bedroom with en-suite WC. Externally, there is a block-paved driveway providing off-road parking, along with an enclosed rear garden featuring patio seating areas and a garage used for storage. Ideally positioned within walking distance of Worksop's historic town centre, the property enjoys easy access to a wide range of shops, supermarkets, restaurants and bars. It is also conveniently located for the bypass, offering excellent links to the A1 and M1 motorways, making it perfect for commuters.

Kendra  
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# 190 NEWCASTLE AVENUE

- Beautifully presented three-bedroom semi-detached home
- Stylishly decorated throughout
- Spacious and versatile living accommodation
- Modern open-plan kitchen, dining and sitting area
- Three well-proportioned bedrooms, including en-suite WC to the master
- Contemporary downstairs shower room and separate utility room
- Enclosed rear garden with patio seating areas and garage for storage
- Block-paved driveway providing off-road parking for two vehicles
- Within walking distance of Worksop's historic town centre, shops, bars and restaurants
- Excellent value for money with great affordability and superb access to the bypass, A1 and M1 motorway links



## ENTRANCE HALLWAY

A welcoming entrance hallway featuring a front-facing uPVC double-glazed entrance door, staircase rising to the first-floor landing, laminated wood flooring, and a door providing access to the living room.

## LIVING ROOM

An attractive and stylishly presented living room with a front-facing uPVC double-glazed window, coving to the ceiling, central heating radiator, laminated wood flooring, and a door leading into the open-plan extended living kitchen dining room.

## OPEN PLAN/KITCHEN/DINING/SITTING ROOM

A beautifully styled open-plan living space. The kitchen is fitted with a shaker-style range of wall and base units with complementary work surfaces, incorporating a sink unit with mixer tap, fitted electric fan-assisted oven and ceramic hob. There is space for a freestanding fridge and washing machine, part-tiled walls, a fitted dining table, modern vertical central heating radiator, large storage cupboard, downlighting to the ceiling, and quality laminated wood flooring which continues through into the sitting area. The sitting area benefits from rear-facing uPVC double-glazed patio doors opening onto the rear garden, a modern vertical central heating radiator, downlighting to the ceiling, and laminated wood flooring continuing through into the utility room.

## UTILITY ROOM

The utility room features a side-facing uPVC double-glazed window and entrance door leading to the rear

garden, space for freestanding appliances, and a door providing access to the downstairs shower room.

## DOWNSTAIRS SHOWER ROOM

A modern and stylishly finished shower room comprising a walk-in shower unit with electric shower, vanity hand wash basin, and low-flush WC. Further features include a modern heated towel radiator, fully tiled walls, electric extractor fan, downlighting to the ceiling, and a rear-facing obscure uPVC double-glazed window.

## FIRST FLOOR LANDING

With a side-facing uPVC double-glazed window and doors providing access to three bedrooms.

## MASTER BEDROOM

A spacious and stylishly decorated master bedroom with a front-facing uPVC double-glazed window, picture rail to the walls, central heating radiator, and bi-fold doors leading to the en-suite WC.

## EN-SUITE

Comprising a low-flush WC, vanity hand wash basin, and a front-facing obscure uPVC double-glazed window.

## BEDROOM TWO

A second double bedroom, currently used as a nursery, with a rear-facing uPVC double-glazed window, picture rail to the walls, central heating radiator, and access hatch to the loft space.

## BEDROOM THREE

The third bedroom, currently utilised as a dressing room, featuring a rear-facing uPVC double-glazed window and central heating radiator.

## EXTERIOR

To the front of the property is a block-paved driveway providing parking for two vehicles, with gated access to the rear. To the rear is an enclosed and well-maintained garden, mainly laid to lawn with two paved patio seating areas. There is also a garage which can only be used for storage, along with outside lighting and an external water tap.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

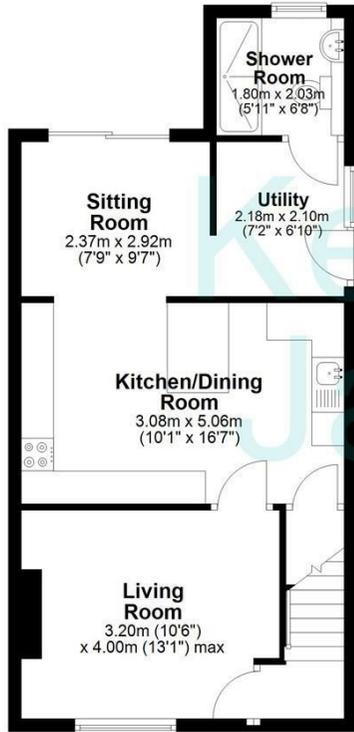
**Floor Area** – 864.80 sq ft

**Tenure** – Freehold



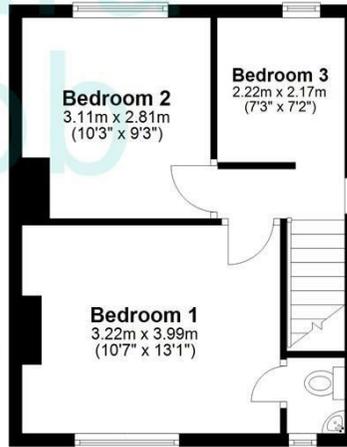
### Ground Floor

Approx. 48.1 sq. metres (518.2 sq. feet)



### First Floor

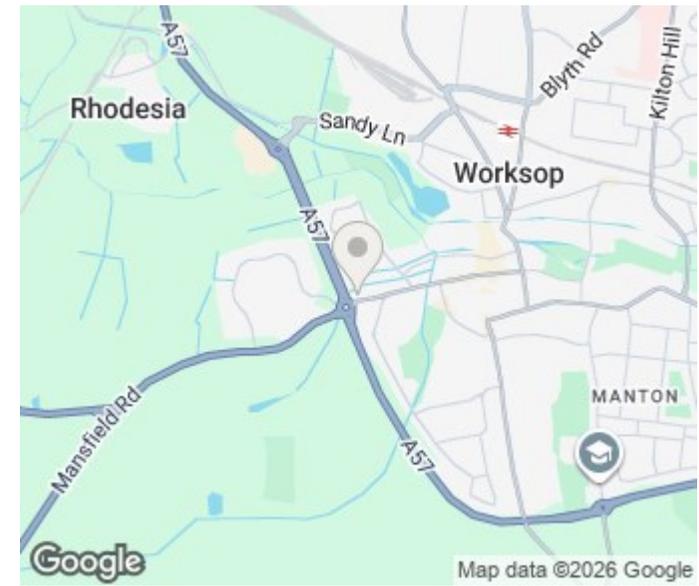
Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 80.3 sq. metres (864.8 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		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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