



35 HALL DRIVE WORKSOP, S80 3GB

£350,000
FREEHOLD

GUIDE PRICE £350,000 - £370,000

This beautifully presented and stylish four-bedroom family home offers spacious and contemporary accommodation finished to a high standard throughout, with quality fixtures and fittings evident in every room. The property features a welcoming entrance hallway, an attractive living room with a feature sandstone fireplace, and a stunning open-plan kitchen diner fitted with high-quality solid wood units, premium Silestone work surfaces and integrated Neff appliances. The kitchen flows seamlessly into an extended open-plan sitting room with underfloor heating and French doors opening onto the rear garden, creating an ideal space for modern family living and entertaining. To the first floor are four well-proportioned bedrooms, including a charming master bedroom with fitted wardrobes and a luxurious en-suite shower room, along with a beautifully appointed family bathroom finished with quality tiling and contemporary fittings. Externally, the property occupies a pleasant position within a quiet cul-de-sac and benefits from a double driveway, garage and a generous enclosed rear garden with paved patio seating areas and well-maintained lawns.

The property is situated in a highly sought-after location, conveniently positioned close to a range of local shops, well-regarded schools and everyday amenities, while also offering excellent transport links with easy access to the A1 and M1 motorway networks, making it ideal for commuters.

Kendra
Jacob

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35 HALL DRIVE

- GUIDE PRICE £350,000 - £370,000
- Stylish and beautifully presented four-bedroom family home finished to a high standard throughout
- Spacious and welcoming entrance hallway with attractive spindle staircase
- Elegant living room featuring a sandstone fireplace with pebble-effect fire
- Stunning open-plan kitchen diner with solid wood units, Silestone worktops and integrated Neff appliances
- Extended open-plan sitting room with underfloor heating and French doors to the garden
- Four well-proportioned bedrooms including a master bedroom with modern en-suite shower room
- Luxurious family bathroom fitted with a heritage-style white suite and quality tiling
- Double driveway, garage and a generous enclosed rear garden with patio seating areas
- Situated in a highly sought-after location close to local shops, schools, amenities and excellent A1 and M1 motorway links



ENTRANCE HALLWAY

A stylish and welcoming entrance hallway is accessed via a front-facing uPVC double-glazed entrance door.

Beautifully presented throughout, the space features decorative coving to the ceiling, a central heating radiator and a durable commercial-grade laminated wood-effect floor covering. A spindle staircase rises to the first-floor landing, whilst a useful understairs storage cupboard provides additional practicality. Doors lead through to the living room and the impressive open-plan kitchen diner.

LIVING ROOM

An attractive and well-proportioned living room enjoying excellent natural light from the front-facing uPVC double-glazed window. The room is tastefully finished with coving to the ceiling and a central heating radiator. A striking sandstone feature fireplace with a pebble-effect fire creates an elegant focal point and adds warmth and character to the space.

OPEN PLAN KITCHEN DINER

This stunning open-plan kitchen diner has been thoughtfully designed to combine style and functionality. The kitchen features a high-quality range of solid wood wall and base units complemented by premium Silestone work surfaces, incorporating a ceramic sink unit with mixer tap. Integrated appliances include two Neff fan-assisted electric ovens, a Neff induction hob with Neff extractor hood above, dishwasher and washing machine, together with space for an American-style fridge freezer.

Further features include ceiling downlighting, two central

heating radiators, a rear-facing uPVC double-glazed window and a uPVC door providing access to the rear garden. A door also leads to the downstairs WC. The commercial-grade laminated wood-effect flooring continues seamlessly through to the extended open-plan sitting room.

EXTENDED OPEN PLAN SITTING ROOM

A beautiful and versatile sitting area forming part of the extended living space, creating a superb area for both relaxing and entertaining. The room enjoys an abundance of natural light from rear and side-facing uPVC double-glazed windows, along with French doors opening directly onto the rear garden. The commercial-grade laminated wood-effect flooring continues throughout and benefits from underfloor heating for added comfort.

DOWNSTAIRS WC

Fitted with a modern white suite comprising a low-flush WC and vanity wash hand basin. The room is partially tiled to the walls and finished with commercial-grade laminated wood-effect flooring, a central heating radiator and ceiling downlighting. A side-facing obscure uPVC double-glazed window provides natural light and ventilation.

FIRST FLOOR LANDING

The landing provides access to all first-floor accommodation and includes coving to the ceiling and a large storage cupboard. There is also a loft access hatch leading to a fully boarded loft space with lighting, which houses the wall-mounted combination central heating boiler.

MASTER BEDROOM

A charming and spacious principal bedroom with a front-facing uPVC double-glazed window allowing plenty of natural light. The room benefits from a central heating radiator, fitted double wardrobes along one wall and an additional storage cupboard. A door leads through to the private en-suite shower room.

EN-SUITE SHOWER ROOM

A luxurious en-suite comprising a walk-in shower enclosure with mains-fed Mira shower, wall-hung wash hand basin and low-flush WC. The room is finished with high-quality tiling to the walls and floor, a contemporary chrome heated towel rail and ceiling downlighting. Additional features include an electric extractor fan and a front-facing obscure uPVC double-glazed window.

BEDROOM TWO

A spacious second double bedroom with a front-facing uPVC double-glazed window, central heating radiator and fitted double wardrobes to one wall.

BEDROOM THREE

A well-proportioned third double bedroom with a rear-facing uPVC double-glazed window, central heating radiator and fitted double wardrobes.

BEDROOM FOUR

A good-sized fourth bedroom with a rear-facing uPVC double-glazed window, central heating radiator and a contemporary fitted wardrobe spanning one wall.

FAMILY BATHROOM

A beautifully appointed family bathroom fitted with a heritage-style white suite comprising a panelled bath with mains-fed Mira shower and glass shower screen, pedestal wash hand basin and low-flush WC. The room is finished with high-quality tiling to the walls and floor, a modern chrome heated towel rail and ceiling downlighting. Additional features include an electric extractor fan and a rear-facing obscure uPVC double-glazed window.

EXTERIOR

The property occupies a pleasant position within the corner of a quiet cul-de-sac. To the front is a garden mainly laid to lawn, alongside a double driveway providing off-road parking for two vehicles and leading to the garage. A gated pathway provides access to the rear of the property. To the rear is a generous and beautifully maintained enclosed garden, featuring an extensive paved patio seating area with low-maintenance pebbled borders. Steps lead up to a lawned garden with well-stocked borders and additional decorative gravelled areas. Further features include dusk-to-dawn external lighting, an outside water tap and external power supply.

GARAGE

The garage is fitted with an up-and-over door and benefits from both power and lighting.

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ADDITIONAL INFORMATION

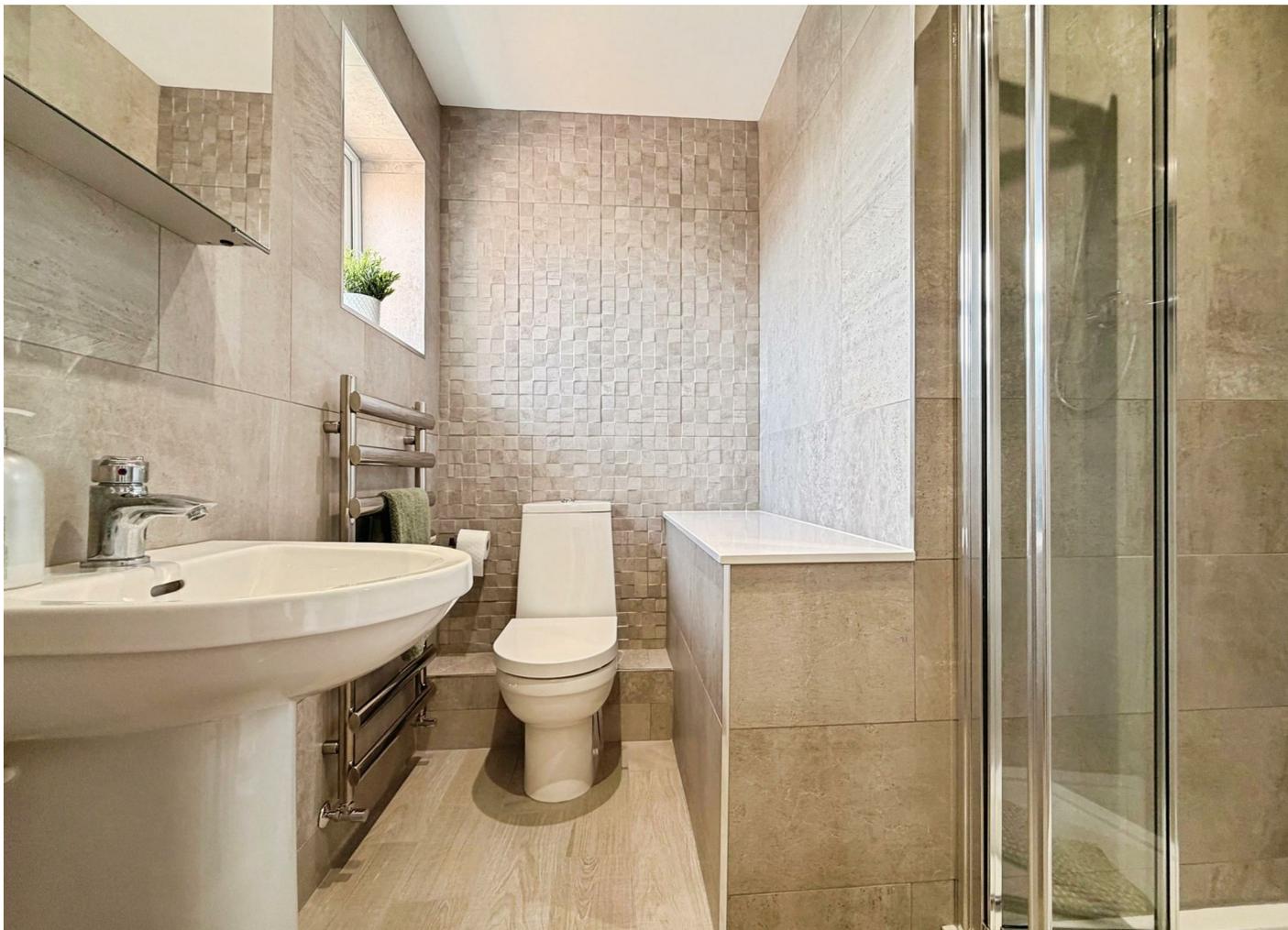
Local Authority – Bassetlaw

Council Tax – Band D

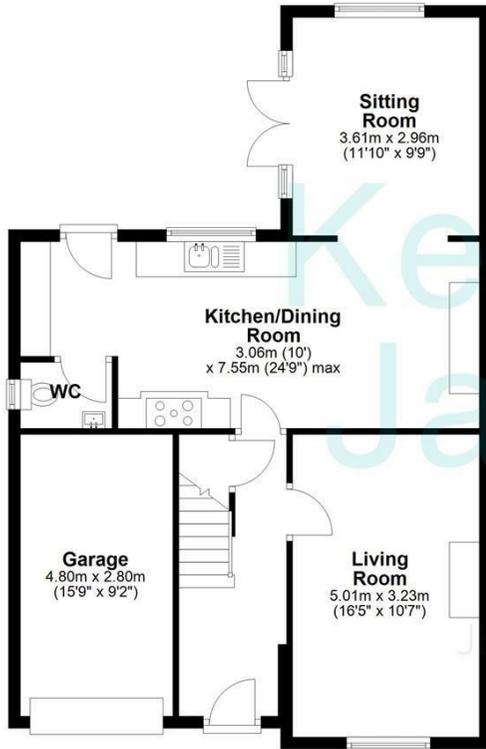
Viewings – By Appointment Only

Floor Area – 1387.80 sq ft

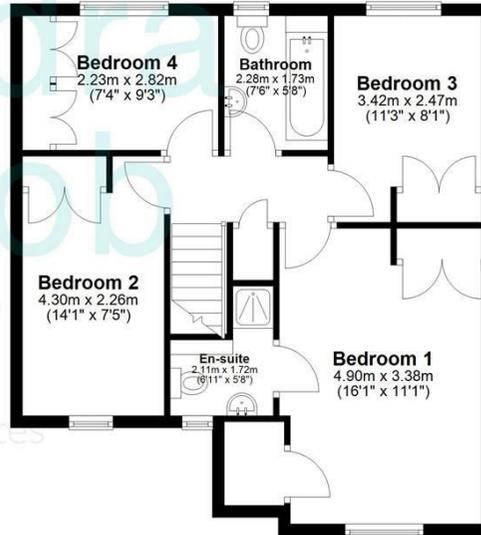
Tenure – Freehold



Ground Floor
Approx. 69.7 sq. metres (749.9 sq. feet)



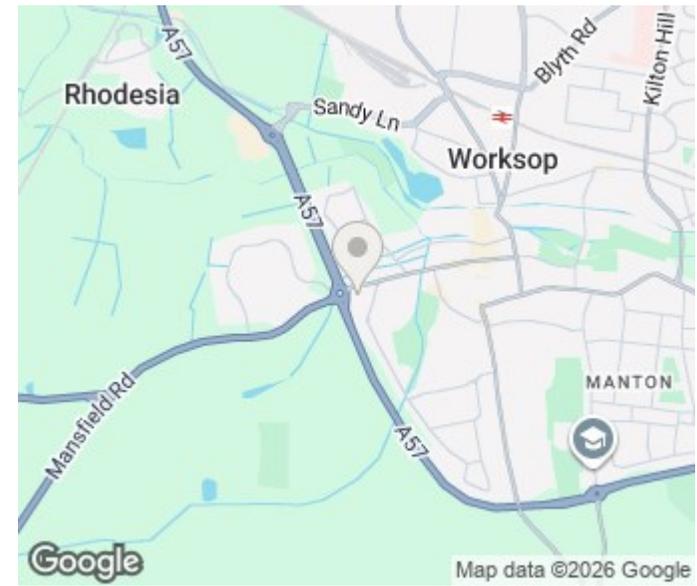
First Floor
Approx. 59.3 sq. metres (637.9 sq. feet)



Total area: approx. 128.9 sq. metres (1387.8 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		73	77
(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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