



Kendra
Jacob



24 PLANTATION HILL WORKSOP, S81 0RJ

£170,000
FREEHOLD

Situated in the much sought-after area of Kilton in Worksop, this well-presented and spacious three-bedroom family home offers generous living accommodation throughout. The property features a welcoming entrance hallway, a well-equipped breakfast kitchen with a range of fitted units and integrated appliances, and a sizeable living dining room with French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including a spacious master bedroom, along with a modern wet room. Externally, the property benefits from a lawned front garden, a block-paved driveway providing off-road parking for several vehicles, and a fully enclosed rear garden with patio seating areas and lawn.

Ideally positioned within walking distance of local shops, schools and everyday amenities, the property is also conveniently close to Bassetlaw Hospital and local doctors' surgeries, making it an excellent choice for families and professionals alike.

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24 PLANTATION HILL

- Sought-after residential location of Kilton in Worksop
- Spacious three-bedroom family home
- Welcoming entrance hallway
- Well-equipped breakfast kitchen with fitted units
- Generous living dining room with French doors to the garden
- Modern wet room
- Well-proportioned bedrooms throughout
- Block-paved driveway providing off-road parking for several vehicles
- Enclosed rear garden with patio seating areas
- Within walking distance of local shops, schools, amenities and Bassetlaw Hospital



ENTRANCE HALLWAY

A front-facing uPVC double-glazed entrance door leads into the entrance hallway. There is a side-facing uPVC double-glazed window and a side-facing uPVC double-glazed door providing access to the rear garden. A staircase rises to the first-floor landing, and a door leads into the breakfast kitchen.

BREAKFAST KITCHEN

The breakfast kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap. There is a fitted electric oven, ceramic hob with an electric extractor fan above, an integrated fridge, space for a freestanding washing machine and an American-style fridge freezer. The wall-mounted combination central heating boiler has approximately six years of warranty remaining. Additional features include a storage cupboard, two front-facing uPVC double-glazed windows, partially tiled walls, coving to the ceiling, a dado rail, a central heating radiator, and a door leading into the living dining room.

LIVING ROOM

The breakfast kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap. There is a fitted electric oven, ceramic hob with an electric extractor fan above, an integrated fridge, space for a freestanding washing machine and an American-style fridge freezer. The wall-mounted combination central

heating boiler has approximately six years of warranty remaining. Additional features include a storage cupboard, two front-facing uPVC double-glazed windows, partially tiled walls, coving to the ceiling, a dado rail, a central heating radiator, and a door leading into the living dining room.

LIVING DINING ROOM

A generously sized living dining room featuring a rear-facing uPVC double-glazed window and side-facing uPVC double-glazed French doors opening onto the paved patio seating area in the garden. There are two double central heating radiators and coving to the ceiling.

FIRST FLOOR LANDING

With a front-facing uPVC double-glazed window, coving to the ceiling, access hatch to the loft space, and doors leading to three well-proportioned bedrooms and the wet room.

MASTER BEDROOM

A spacious master bedroom with a rear-facing uPVC double-glazed window, central heating radiator, fitted storage with hanging rail, and additional fitted shelving.

BEDROOM TWO

A second double bedroom with a rear-facing uPVC double-glazed window, central heating radiator, and a large walk-in cupboard with hanging rail and shelving.

BEDROOM THREE

A well-sized third bedroom with a front-facing uPVC double-glazed window, central heating radiator, and fitted storage cupboard.

WET ROOM

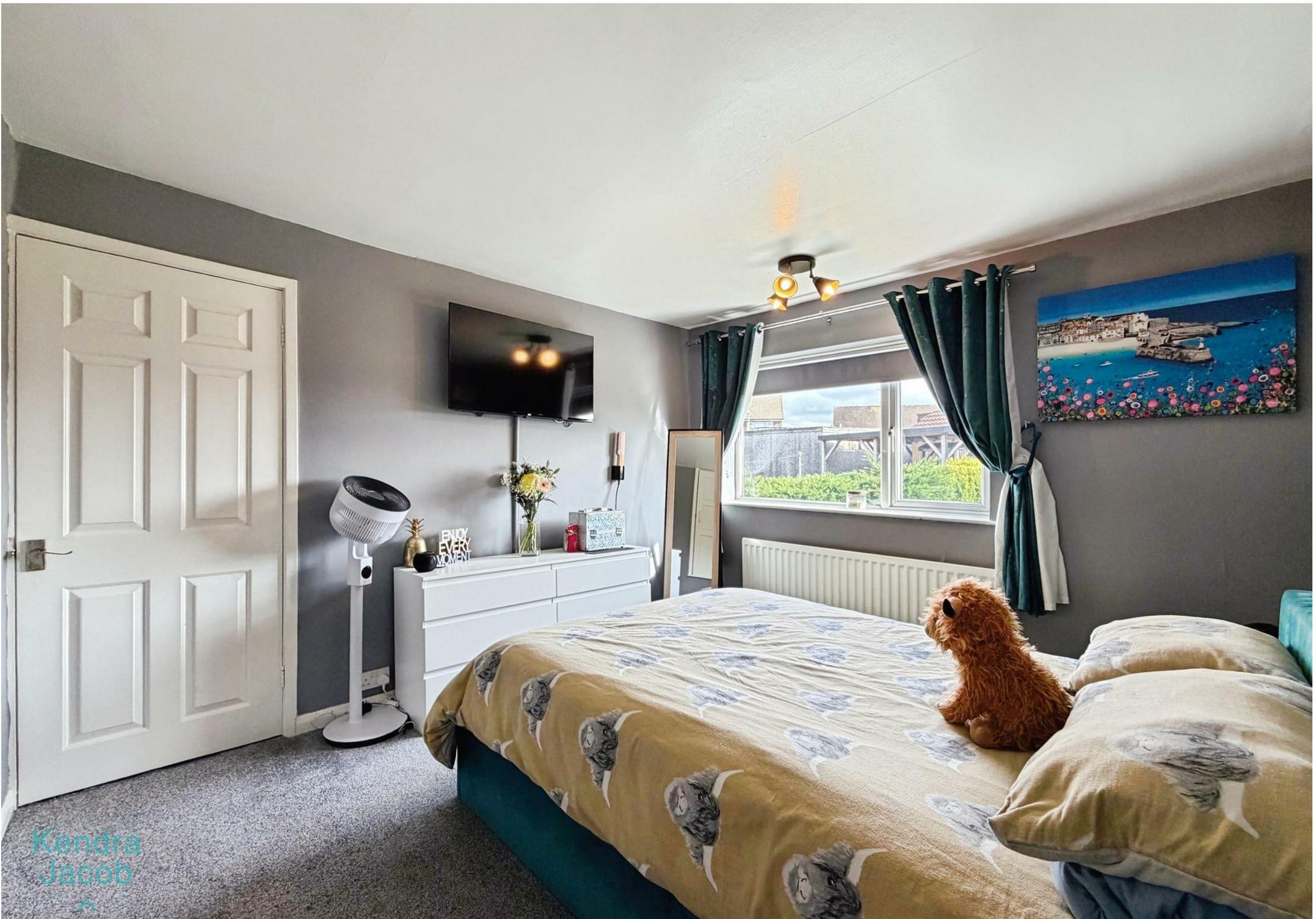
The wet room comprises an electric shower, pedestal wash hand basin, and low-flush WC. The walls are partially tiled, and there is non-slip quality flooring, a central heating radiator, fitted cupboard, electric extractor fan, and two front-facing obscure uPVC double-glazed windows.

EXTERIOR

To the front of the property there is a lawned garden and a block-paved driveway providing off-road parking for several vehicles, with gated access to the side and rear. To the side is a block-paved seating area with steps leading to the main garden, which is predominantly laid to lawn and includes a second seating area and two garden sheds.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 879.40 sq ft

Tenure – Freehold



Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



First Floor

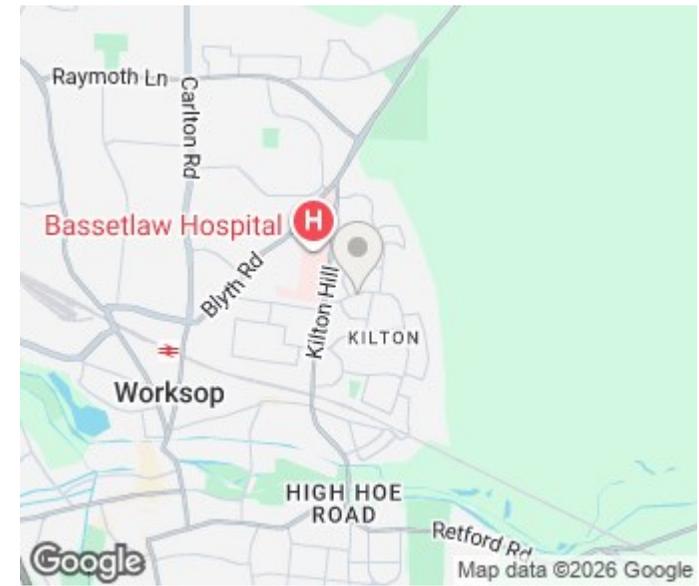
Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 81.7 sq. metres (879.4 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		86
(69-80)	C		
(55-68)	D	67	
(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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