



Kendra
Jacob

7 KING STREET WORKSOP, S80 4XA

****GUIDE PRICE £155,000 - £160,000****

This stunning three-bedroom semi detached family home is offered for sale with no upper chain and is presented in a stylish, contemporary condition throughout. Situated in the beautiful and sought-after village of Hodthorpe, the property enjoys a convenient location within walking distance of the local school, shop and amenities, making it ideal for families and professionals alike.

The home offers spacious and well-planned accommodation, complemented by modern finishes and character features, along with an attractive rear garden and garage. Perfectly positioned for commuters, the property also benefits from excellent transport links, with easy access to the A1 and M1 motorway networks. An exceptional opportunity to acquire a beautifully presented home in a charming village setting.



**£155,000
FREEHOLD**

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7 KING STREET

• ****GUIDE PRICE £155,000 - £160,000**** • Stunning three-bedroom semi detached family home • Offered for sale with no upper chain • Stylish, contemporary presentation throughout • Located in the charming village of Hodthorpe • Within walking distance of the local school • Close to village shop and everyday amenities • Spacious and well-planned living accommodation • Ideal for families and professional buyers • Excellent access to the A1 and M1 motorway links



ENTRANCE PORCH

A front-facing composite entrance door opens into a welcoming entrance porch, with a further door leading through to the generously proportioned living room.

LIVING ROOM

A bright and spacious living room, tastefully decorated and well appointed. Featuring a front-facing uPVC double-glazed window, elegant coving to the ceiling, central heating radiator and a stylish feature wall with shelving. Finished with high-quality laminate wood flooring. A door provides access to the dining room.

DINING ROOM

A generous dining space, beautifully presented and ideal for both everyday living and entertaining. Rear-facing uPVC double-glazed French doors open directly onto the garden, allowing plenty of natural light. Central heating radiator and quality laminate-effect flooring which continues seamlessly into the kitchen.

KITCHEN

A contemporary high-gloss kitchen fitted with an attractive range of wall and base units, complemented by solid oak work surfaces. Incorporating a sink unit with mixer tap, fitted electric oven, ceramic hob with extractor fan above, and space for a freestanding washing machine and tumble dryer. Access leads through to a rear entrance hallway with space for a freestanding fridge freezer and a sliding door to the downstairs WC.

DOWNSTAIRS WC

Fitted with a modern white suite comprising a low-flush WC and pedestal wash hand basin with tiled splashback. Additional features include a central heating radiator, side-facing obscure uPVC double-glazed window and a wall-mounted combination boiler.

FIRST FLOOR LANDING

The landing benefits from a central heating radiator, access hatch to the loft space and doors leading to three bedrooms.

MASTER BEDROOM

A stylish and attractive main bedroom with a front-facing uPVC double-glazed window, central heating radiator and quality laminate wood flooring. A standout feature of this room is the beautiful original cast-iron fireplace.

BEDROOM TWO

A spacious second double bedroom, well decorated and presented. Featuring a rear-facing uPVC double-glazed window, central heating radiator, laminate wood flooring and built-in storage with hanging rail.

BEDROOM THREE

Currently used as a home office, this versatile third bedroom benefits from a side-facing uPVC double-glazed window, central heating radiator and a door providing direct access to the family bathroom.

FAMILY BATHROOM

A luxurious and modern three-piece suite comprising a P-shaped bath with shower mixer and glass screen, pedestal

wash hand basin and low-flush WC. Fully tiled walls, vinyl flooring, central heating radiator, electric extractor fan and a rear-facing obscure uPVC double-glazed window complete the space.

OUTSIDE

To the front of the property is a low-maintenance walled garden with a pathway leading to a gated side access. The rear garden features a lawn, seating area, outside lighting and power points, along with an oversized garage offering rear access and parking. Additional on-street parking is available to the front of the property.

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ADDITIONAL INFORMATION

Local Authority – Bolsover

Council Tax – Band A

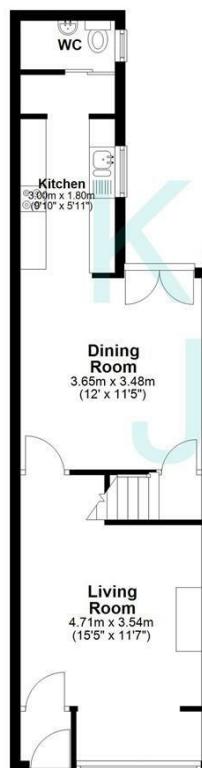
Viewings – By Appointment Only

Floor Area – 870.40 sq ft

Tenure – Freehold



Ground Floor
Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 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.

First Floor
Approx. 38.7 sq. metres (416.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		58
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

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