



## 33 MAPLE LEAF GARDENS WORKSOP, S80 2PR

£170,000  
FREEHOLD

\*\*\*GUIDE PRICE £170,000 - £180,000\*\*\*

A stylish and modern three-bedroom home, beautifully presented throughout and offering well-proportioned accommodation ideal for contemporary living. The property features a welcoming entrance hallway, a high-quality breakfast kitchen with central island, a spacious living room opening into a bright conservatory, and a modern downstairs WC. To the first floor are three generous bedrooms and a luxurious, fully tiled family bathroom. Externally, the property benefits from off-road parking for two vehicles and a low-maintenance enclosed rear garden with decked seating area.

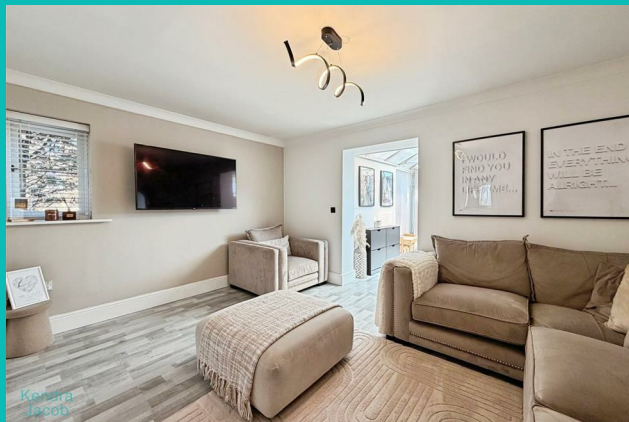
Situated in a highly sought-after location, the property is conveniently positioned close to Worksop town centre, well-regarded schools, and a wide range of local amenities, with excellent transport links via the A1 and M1 motorway networks.

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# 33 MAPLE LEAF GARDENS

- \*\*\*GUIDE PRICE £170,000 - £180,000\*\*\*
- Stylish and modern three-bedroom home
- Beautifully presented throughout
- Contemporary breakfast kitchen with central island
- Spacious living room with adjoining conservatory
- Modern downstairs WC
- Three well-proportioned bedrooms
- Luxurious, fully tiled family bathroom
- Off-road parking and low-maintenance rear garden
- Sought-after location close to Worksop town centre, schools, amenities, and A1/M1 links



## ENTRANCE HALLWAY

Accessed via a side-facing uPVC double-glazed entrance door, the welcoming hallway sets the tone for the home. It features sleek laminate wood flooring, a contemporary spindle staircase rising to the first-floor landing, and doors leading to the downstairs WC, breakfast kitchen, and living room.

## BREAKFAST KITCHEN

A stylish, high-quality kitchen fitted with a range of modern wall and base units complemented by work surfaces and an inset sink with mixer tap. A central island with breakfast bar provides both practicality and a sociable focal point. Integrated appliances include a fan-assisted electric oven and ceramic hob with extractor above, alongside space for freestanding appliances such as an American-style fridge freezer and washing machine. The space is finished with partially tiled walls, a central heating radiator, tile-effect vinyl flooring, and a front-facing uPVC double-glazed bay window allowing plenty of natural light.

## LIVING ROOM

A generously proportioned and beautifully presented living space featuring a side-facing uPVC double-glazed window, decorative coving, and a central heating radiator. There is a useful under-stairs storage cupboard, and the laminate flooring flows seamlessly through to the conservatory, enhancing the open-plan feel.

## CONSERVATORY

A bright and versatile addition with uPVC double-glazed windows and a side-facing door opening onto the rear

garden. A contemporary panelled feature wall adds a stylish finishing touch.

## DOWNSTAIRS WC

A modern and well-appointed cloakroom comprising a low-flush WC and pedestal wash hand basin. Finished with partially tiled walls, laminate flooring, a central heating radiator, and a side-facing obscure uPVC double-glazed window.

## FIRST FLOOR LANDING

Featuring a modern spindle balustrade and access to the loft space, which is partially boarded. Doors lead to three well-proportioned bedrooms and the family bathroom.

## MASTER BEDROOM

A spacious and light-filled principal bedroom with two front-facing uPVC double-glazed windows. Additional features include a central heating radiator, recessed ceiling downlights, and an extensive range of fitted mirrored wardrobes.

## BEDROOM TWO

A stylish double bedroom with a rear-facing uPVC double-glazed window, central heating radiator, ceiling downlights, and a contemporary panelled feature wall.

## BEDROOM THREE

A well-sized third bedroom, also rear-facing, with a uPVC double-glazed window, central heating radiator, ceiling downlights, and a modern panelled feature wall.

## FAMILY BATHROOM

A luxurious, fully tiled bathroom suite comprising a panelled

bath with a mains-fed waterfall shower and separate handheld attachment, pedestal wash hand basin, and low-flush WC. Additional features include a chrome heated towel rail, shaver point, recessed ceiling lighting, extractor fan, and a side-facing obscure uPVC double-glazed window.

#### EXTERIOR

Situated within a quiet and modern development, the property benefits from off-road parking for two vehicles to the front, along with gated access to the rear garden. The enclosed rear garden is designed for low maintenance, featuring a raised decked seating area, decorative gravel sections, and a dedicated children's play area, all complemented by outdoor lighting.

## 33 MAPLE LEAF GARDENS



how lucky  
are we

let's stay  
in bed



# 33 MAPLE LEAF GARDENS

## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 865.50 sq ft

**Tenure** – Freehold



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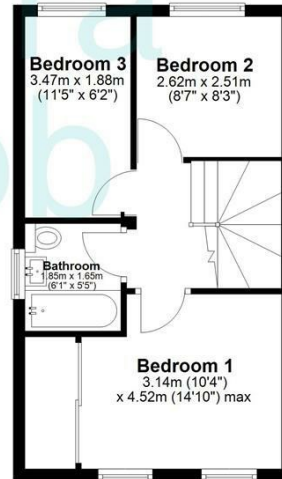


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**Ground Floor**  
Approx. 44.7 sq. metres (481.4 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 80.4 sq. metres (865.5 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) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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