



**52 Oxford Road, Worksop
S81 9AZ**

Asking price £260,000

This impressive and thoughtfully extended family home occupies a generous corner plot and offers flexible accommodation that can be configured to suit a variety of lifestyle needs. Currently arranged as three bedrooms, the property benefits from a ground floor room with an adjacent shower room which can comfortably be used as a fourth bedroom, making it ideal for larger families, guests, multigenerational living or those requiring ground floor accommodation.

The ground floor living space is both spacious and well laid out, beginning with a welcoming lounge that flows seamlessly into a sun room with a solid roof, allowing the space to be enjoyed throughout the year. The heart of the home is the large open-plan kitchen, fitted with a comprehensive range of quality units and complemented by a central island providing both preparation space and informal seating, making it perfect for everyday family life and entertaining. A separate utility room enhances practicality and provides access through to the ground floor bedroom and shower room.

To the first floor, the accommodation continues to impress with a generous master bedroom suite, featuring its own ensuite shower room and a separate dressing area/wardrobe space. Two further well-proportioned bedrooms and a modern family bathroom complete the upper level. Throughout the property, the presentation is of a high standard, with tasteful décor and quality finishes creating a home that is ready to move into.

- Extended Three/Fourth Bedroom Double-Storey Extended Home
- Large Open-Plan Kitchen With Central Island
- Low Maintenance Rear Garden With Brick Built Shed
- Ground Floor Bedroom With Modern Shower Room
- Master Bedroom With En-Suite And Dressing Area
- CCTV At Front & Rear Of The Property
- Flexible Layout Ideal For Multigenerational Living
- Generous Corner Plot With Ample Off-Street Parking

locating your ideal home



Ground Floor

Entrance Hall

Lounge

The main lounge is a well-proportioned and inviting reception room, featuring a contemporary fireplace and tasteful décor, creating a warm and comfortable space ideal for relaxing or entertaining.

Sun Room

Leading from the lounge, the sun room benefits from a solid roof, recessed lighting and an abundance of natural light. With French doors opening to the rear garden, this space is perfectly suited for year-round use.

Kitchen

The open-plan kitchen is the true heart of the home and is finished to a high standard, fitted with a wide range of quality units complemented by granite work surfaces and solid wood flooring, which add warmth, durability and a premium feel. A central island provides additional workspace and informal seating, while the layout comfortably accommodates a dining area, making this an ideal space for both family life and social occasions.

Utility Room

A practical addition offering further storage and appliance space, with access through to the rear garden & ground floor accommodation.

Downstairs Shower Room

Fitted with a modern suite including a walk-in shower, providing convenient facilities for the ground floor bedroom and everyday use.

Further Lounge/Fourth Bedroom

The ground floor room offers excellent flexibility and can be used as a fourth bedroom, guest suite, or additional reception room. Its location next to the shower room makes it particularly suitable for multigenerational living or those seeking ground floor facilities.

Master Bedroom

A generous and beautifully presented master bedroom, benefitting from an en-suite shower room and a separate dressing area/wardrobe space, creating a private and luxurious retreat.

Ensuite

A generous and beautifully presented master bedroom, benefitting from an ensuite shower room and a separate dressing area/wardrobe space, creating a private and luxurious retreat.

Bedroom Two

Bedroom two is a well-proportioned double bedroom, presented to a high standard and offering ample space for bedroom furniture. This room is ideal for family members or guests and enjoys a bright and comfortable atmosphere.

Bedroom Three

The third bedroom is also a generous double bedroom, tastefully decorated and versatile in use. It is well suited as a further family bedroom, guest room or home office, without compromising on space.

Family Bathroom

The family bathroom is a well-appointed and stylish space, fitted with a modern white suite comprising a panelled bath, wash hand basin and WC. The room is finished with contemporary tiling and quality fittings, creating a clean and timeless look. Well proportioned and thoughtfully laid out, the bathroom comfortably serves the upper-floor bedrooms.

Outside

Rear Garden

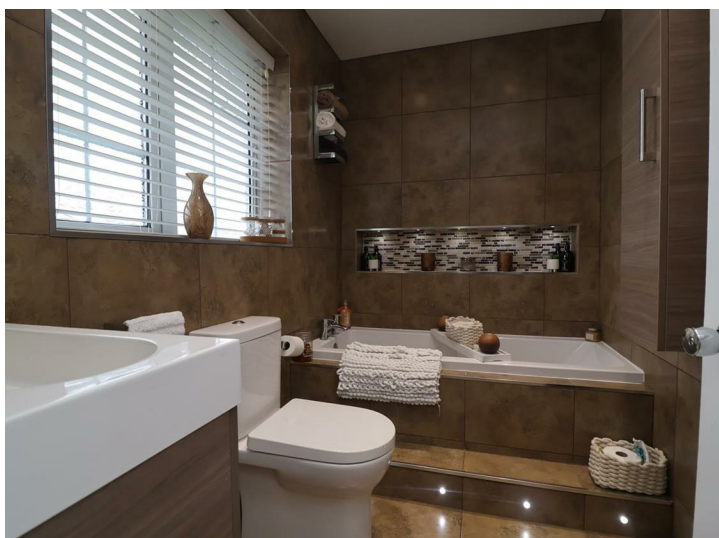
To the rear of the property is a spacious and low maintenance garden, predominantly paved to provide an excellent area for outdoor seating, dining and entertaining. The garden is well enclosed and offers a good degree of privacy, making it an ideal space to enjoy throughout the year. A brick built shed with power and lighting provides useful external storage for garden furniture, tools or bicycles, further enhancing the practicality of the outdoor space.

Front Elevation

The property occupies a prominent position on a generous corner plot and presents an attractive front elevation with a smart and well-maintained appearance. To the front and side is extensive off-street parking, providing space for multiple vehicles, ideal for families or those with visiting guests. The layout of the plot offers both convenience and privacy, while the ample parking further enhances the practicality and appeal of this substantial family home.



Tel: 01909 475111



Ground Floor
Approx. 92.9 sq. metres (1000.3 sq. feet)

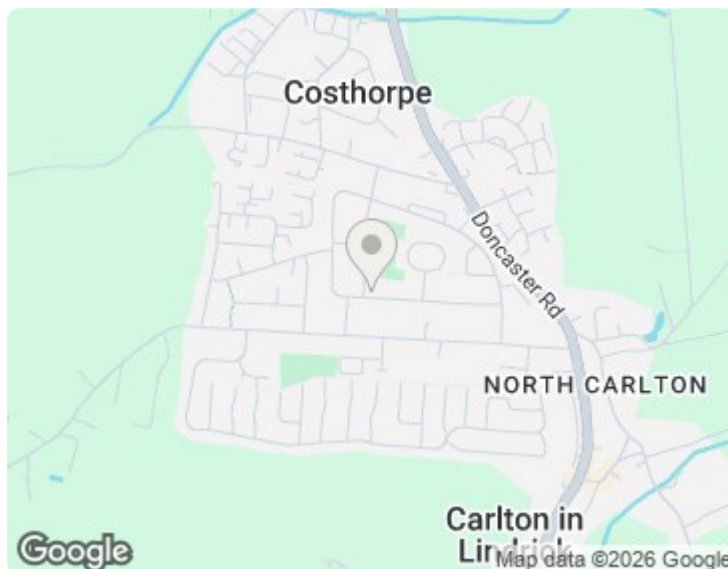


First Floor
Approx. 66.6 sq. metres (716.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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