



Alexander Jacob  
estate agents & company



**Woodland Drive**  
**Worksop**

**Offers in the Region of £280,000**

**Property & Estates Consulting**  
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# Woodland Drive

## Worksop

Beautifully Presented THREE BEDROOM Detached Family Home

### Property Overview

- Contemporary Kitchen & Bathroom Suites
- Brand New Boiler Installed Earlier this Year
- Plentiful Parking & Detached Single Garage
- A Two Tiered Westerly Facing Patio Area & Lawned Rear Garden
- Idyllically Situated on a Quiet Cul De Sac in a Sought After Area of Worksop
- Close Proximity to Worksop's Wealth of Everyday Conveniences, Leisure Facilities, Restaurants, & Excellent Road & Rail Links
- Council Tax Band: B EPC Rating: C

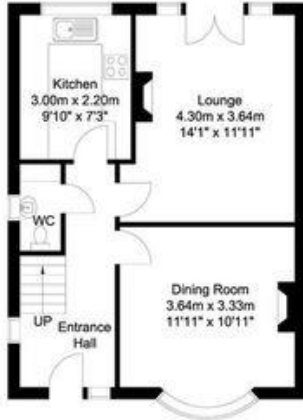


A fantastic opportunity to acquire a beautifully presented THREE BEDROOM detached family home, boasting ample storage throughout to include an accessible loft space, and a brand new boiler installed earlier this year. Set over two storeys, the spacious living accommodation briefly comprises of a welcoming entrance hall, dining room, lounge, well appointed kitchen, handy ground floor WC, first floor landing, master bedroom benefitting from bespoke wardrobes, two further bedrooms and a contemporary four piece family bathroom. Plentiful parking resides on a private driveway accommodating multiple vehicles, with access to a detached single garage, whilst a two tiered, Westerly facing patio area and lawned garden with flowerbed borders resides to the rear. Idyllically situated on a quiet cul de sac in a sought after area of Worksop, the sizeable plot enjoys close proximity to the wealth of everyday conveniences, leisure facilities, restaurants, and excellent road and rail links the market town has to offer. Viewings are highly recommended to fully appreciate the modern accommodation and prime location being offered for sale.

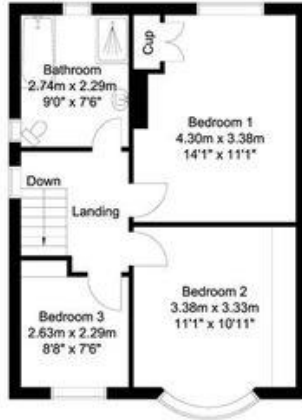
*Road links are served by the A57 & A60 which offer greater transport links throughout the UK. Retford Train Station provides a direct line to London King's Cross in less than 90 minutes at selected times.*



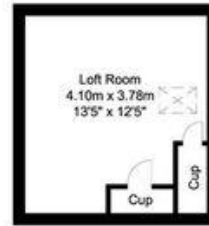
Ground Floor  
45 sq m/484.37 sq ft  
Approx.



First Floor  
45 sq m/484.37 sq ft  
Approx.



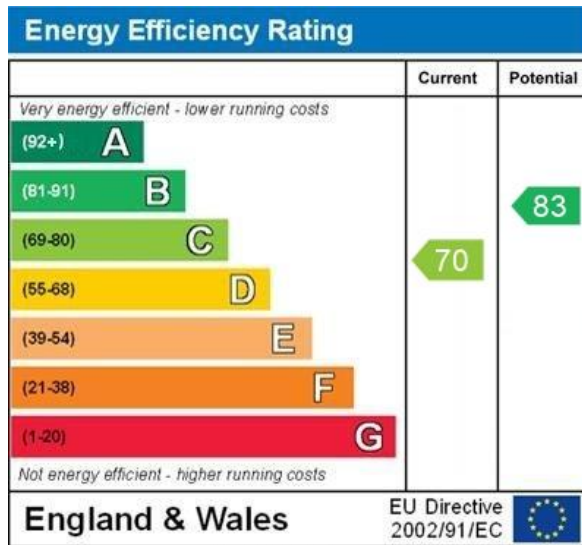
Loft Space  
15 sq m/161.45 sq ft  
Approx.



Outbuilding  
10 sq m/107.63 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2024



**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.