



14 HIGHLAND GROVE, WORKSOP
£350,000

BROWN & CO

14 HIGHLAND GROVE, WORKSOP, S81 0JN

DESCRIPTION

An immaculately presented Edwardian semi-detached house in this highly favoured location in a Conservation Area and within walking distance of Worksop town centre. The property benefits from many original style features, two good sized reception rooms as well as a large breakfast kitchen. In addition, there are two rooms in the cellar which could be adapted for home office, utility or playroom (subject to usual consents). The property does provide the potential to extend on the ground floor to enhance the breakfast kitchen with the addition of a cloakroom and larger breakfasting area (subject to planning).

LOCATION

Highland Grove is within comfortable distance of the heart of Worksop town centre which provides comprehensive shopping, leisure and recreational facilities. There are schools for all age groups within easy access as well as bus services into Worksop and villages beyond. There is a mainline railway station, good access to the A1/A57 and Bassetlaw hospital is close by.

DIRECTIONS

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ACCOMMODATION

Half glazed composite door with leaded light and stained glass obscure windows with matching side windows and fan lights into

ENTRANCE HALL stairs to first floor landing with carved spindles, period style skirtings, central heating thermostat, door and stairs to cellar.

CELLAR ROOM ONE 15'7" x 6'6" (4.79m x 2.00m) brick flooring, lighting, access to

CELLAR ROOM TWO 12'2" x 6'2" (3.73m x 1.89m) brick flooring, and lighting.

LOUNGE 15'3" x 13'5" (4.67m x 4.10m) measured to front aspect double glazed floor to ceiling bay window. Feature highly polished fire surround with coal effect living flame fire with marble insert and matching hearth. Stripped wood flooring, period style skirtings, original style cornicing, ceiling rose, TV and telephone points.



DINING ROOM 13'5" x 11'9" (4.10m x 3.62m) rear aspect double glazed French doors leading into and overlooking the rear garden. Feature sandstone fire surround with coal effect gas living flame fire with raised marble effect hearth and insert. Oak flooring, period style skirtings, coving, small display arch, half glazed door and step down to



BREAKFAST KITCHEN 18'3" x 8' (5.59m x 2.44m) side aspect double glazed window. Double glazed French doors leading into and overlooking the garden. An extensive range of cream coloured shaker style base and wall mounted cupboard and drawer units, enamel sink drainer unit with mixer tap, integrated dishwasher and fridge, built in electric oven with four ring gas hob and stainless steel extractor above. Cupboard housing wall mounted Worcester gas fired central heating boiler. Ample working surfaces, part tiled walls, space and plumbing for washing machine, fireplace recess. Spotlighting. Ceramic tiled flooring.



FIRST FLOOR

LANDING with side aspect double glazed window, staircase to second floor with ornate spindles. Period style skirtings.

BEDROOM ONE 15'3" x 13'5" (4.67m x 4.10m) measured to front aspect double glazed floor to ceiling bay window. Period style skirtings, ornate cornicing, central ceiling rose, TV and telephone points.

BEDROOM TWO 11'8" x 9'6" (3.59m x 2.93m) measured to rear of range of built in bedroom furniture with double wardrobes, kneehole dressing table unit with drawers. Rear aspect double glazed window with views to the rear garden and distant views to Clumber Park beyond. Period style skirtings.

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Step down to **BATHROOM 10'1" x 8'2" (3.08m x 2.49m)** side aspect obscure double glazed window. White suite with corner fitted panel enclosed bath and Mira Play electric shower over. Low level wc, pedestal hand basin, part tiled walls, built in airing cupboard with fitted shelving, wall mounted mirror/light.



SECOND FLOOR

GALLERY STYLE LANDING side aspect double glazed window. Period style skirtings. The landing could create a small study area or does offer the potential for a jack and jill shower room.

BEDROOM THREE 13'5" x 11'8" (4.10m x 3.58m) some restricted head height. Double glazed window to side and rear aspect double glazed Velux style window with views over Worksop and to Clumber Park beyond. Access to good sized eaves storage. Period style skirtings, exposed ceiling timber.



BEDROOM FOUR 13'5" x 12'5" (4.10m x 3.80m) some restricted head height. side aspect double glazed window. Exposed ceiling timbers. Wall light points.

OUTSIDE

The front is hedged and walled to both sides. Dropped kerb giving access to herringbone style block paved paving with space for 2-3 vehicles, additional stoned area with brick edging. Path leading to the front door with external lighting. Wooden gate giving access to the rear garden.

The south facing rear garden is a great feature of the property with a side patio area with external water supply. The garden is walled, hedged and fenced to all sides. Additional full width raised paved patio. Step down to the main garden which is predominantly lawned with sculptured areas with well stocked and well maintained shrub, flower beds and borders. Additional paved patio to the rear with lighting, timber shed, summerhouse and further stone patio at the rear of the plot.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

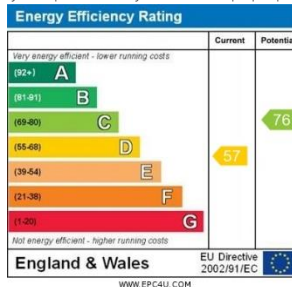
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in August 2023.



Bedroom 1



Bedroom 4



Landing second floor



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