



**22 Blyth Road | Worksop | S81 0HW**

**Guide Price £300,000 to £325,000**

Bell & Co Estates is thrilled to present this beautifully extended four-bedroom semi-detached home located in the heart of Worksop. Upon entering, you are greeted by a spacious hallway with ample storage, setting the tone for the rest of the home. To the front of the property, the cozy reception room boasts an open fire with a surround, offering flexibility as either a formal lounge or dining area. Further down the hallway is the heart of the home: an open-plan modern kitchen. The dining area, complete with a charming log burner, creates a warm, inviting atmosphere. At the rear of the property, the large living room is perfect for family gatherings, featuring French doors that open onto the patio. This room also includes storage space, a downstairs WC, and access to the garage, which houses a utility area. Additionally, there is a versatile office space, ideal for use as a playroom or extra reception room. The first floor is home to the master bedroom, which features a walk-through wardrobe leading to a private ensuite with a shower, wash basin, and WC. The second large bedroom and a single bedroom also occupy this floor, along with a family bathroom complete with a shower over bath. Two spacious storage cupboards are conveniently located under the second set of stairs. The top floor of the property houses a large fourth bedroom, equipped with fitted wardrobes and additional cupboard space. The front of the property provides off-road parking via a spacious driveway, with access to the garage through an electric shutter door. The rear garden is a standout feature, boasting a brick-built store, a stunning pergola, and a newly fitted patio area leading to a lawn. A second patio area with additional lawn space makes this outdoor area perfect for entertaining or relaxation. Surrounded by trees, the garden offers complete privacy.



GROUND FLOOR  
1152 sq ft. (107.0 sq.m.) approx.

1ST FLOOR  
634 sq ft. (58.9 sq.m.) approx.

2ND FLOOR  
436 sq ft. (40.5 sq.m.) approx.



## Contact Details

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22 BLYTH ROAD  
WORKSOP  
S81 0HW

Energy rating

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Valid until	Certificate number
13 July 2031	0239-9023-5000-0454-8292

Property type

Semi-detached house

Total floor area

179 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.