





3 CROSS FIELD DRIVE

WORKSOP, S81 8SP

£300,000

FREEHOLD

GUIDE PRICE £300,000–£315,000

A spacious four-bedroom detached family home, ideally situated in the heart of Woodsetts within a peaceful cul-de-sac, offering a great balance of village living and easy access to the surrounding countryside. Countryside walks are on the doorstep, with a local café, shop and primary schools also close by. The property provides well-planned accommodation arranged over two floors, with a welcoming entrance hall leading to a generous living room featuring a wall-mounted electric fireplace and double doors opening into the kitchen/diner. The kitchen/diner offers a range of wall and base units, integrated appliances and ample space for dining, with French doors leading into the conservatory and access to the garage. A separate utility room and downstairs WC add further practicality. To the first floor are four well-proportioned bedrooms, with fitted wardrobes to bedrooms one and three. The main bedroom benefits from a private en-suite shower room, while a generous family bathroom serves the remaining bedrooms.

Kendra Jacob
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3 CROSS FIELD DRIVE

• DETACHED FAMILY HOME • FOUR BEDROOMS • CONSERVATORY • SPACIOUS KITCHEN & DINER • LOCATED IN A PEACEFUL CUL-DE-SAC IN THE HEART OF WOODSETTS • EXTENSIVE GARDENS AND DRIVEWAY • DOWNSTAIRS WC • INTEGRAL GARAGE • UTILITY ROOM • EN-SUITE TO THE MASTER BEDROOM





ENTRANCE HALL

A bright and welcoming entrance hall featuring a front-facing composite entrance door, central heating radiator and stairs rising to the first floor.

LIVING ROOM

A generous-sized living room with a front-facing double-glazed window, central heating radiators, TV point and wall-mounted electric fireplace. Double doors provide access into the kitchen/diner.

KITCHEN/DINER

A spacious kitchen/diner fitted with a range of wall and base units, with work surfaces incorporating a stainless-steel sink and drainer. Integrated appliances include an electric oven and grill, induction hob and stainless-steel cooker extractor. There is plumbing for a dishwasher, tiled splashbacks and tiled flooring, together with a central heating radiator and ample space for a good-sized dining table. A rear-facing double-glazed window overlooks the conservatory, while rear-facing double-glazed French doors provide access to the conservatory. The room also benefits from a built-in storage cupboard and an internal door providing access to the garage.

CONSERVATORY

A good-sized additional reception room with power points, central heating radiator and rear-facing double-glazed French doors providing access to the garden.

UTILITY ROOM

Fitted with a range of wall and base units, with work surfaces incorporating a stainless-steel sink and drainer. There is plumbing for a washing machine, space for a tumble dryer, tiled splashbacks and tiled flooring, together with a central heating radiator. A rear-facing composite door provides access to the garden, with additional access to the downstairs WC.

CLOAKROOM

Comprising a low-flush WC, wash hand basin, central heating radiator, tiled flooring and a side-facing double-glazed obscure window.

FIRST FLOOR-LANDING

A gallery-style landing with a front-facing double-glazed window, central heating radiator, loft access with the loft being partly boarded, and power points.

BEDROOM ONE

A well-proportioned bedroom with a front-facing double-glazed window, fitted wardrobes with overhead storage and drawers, and central heating radiator. Access is provided to the en-suite shower room.

EN SUITE

A fully tiled en-suite comprising a shower enclosure, pedestal wash hand basin, low-flush WC, shaver point, LED mirror, chrome heated towel radiator, extractor fan and a side-facing double-glazed obscure window

BEDROOM TWO

A generous double bedroom with a rear-facing double-glazed window and central heating radiator.

BEDROOM THREE

Featuring a front-facing double-glazed window, fitted wardrobes to one side of the room and central heating radiator.

BEDROOM FOUR

A good-sized bedroom with a rear-facing double-glazed window and central heating radiator.

FAMILY BATHROOM

A generous-sized, fully tiled family bathroom comprising a panelled Jacuzzi bath with rainfall shower over, wash hand basin with vanity unit and low-flush WC. Further benefits include a shaver point, chrome heated towel radiator and rear-facing double-glazed obscure window.

EXTERNAL

To the front of the property is an extensive garden with a block-paved driveway providing ample off-road parking. The rear garden is fully enclosed and designed for low maintenance, featuring a paved patio area, artificial lawn and decking with a wooden pergola. There is also an outside tap. The property is positioned within a peaceful cul-de-sac setting, with countryside walks on the doorstep. Local amenities include Cup & Co Café, a local shop and nearby schools.

INTEGRAL GARAGE

The garage is accessed via an up-and-over door and benefits from an internal door providing access into the property, power points and housing for the central heating system.

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Kendra
Jacob







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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band E

Viewings – By Appointment Only

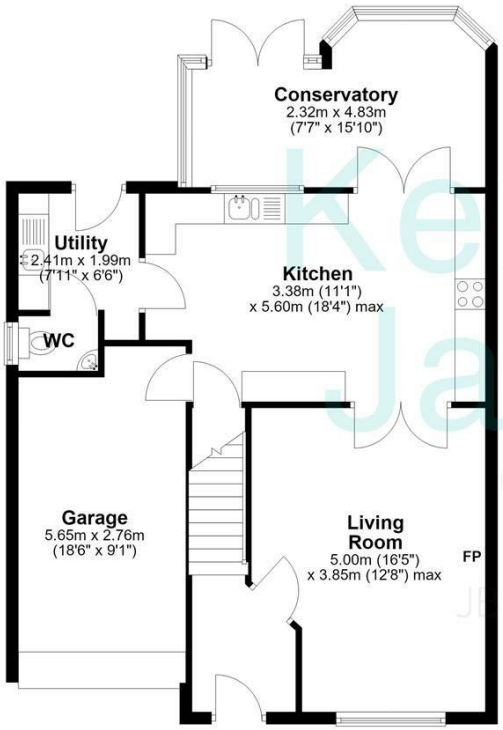
Floor Area – 1462.90 sq ft

Tenure – Freehold

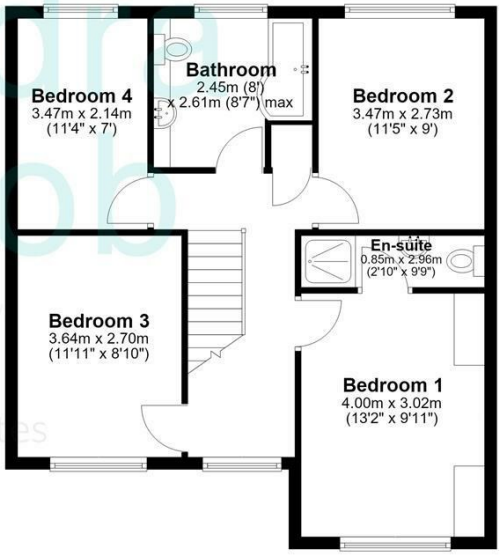




Ground Floor
Approx. 76.6 sq. metres (824.4 sq. feet)



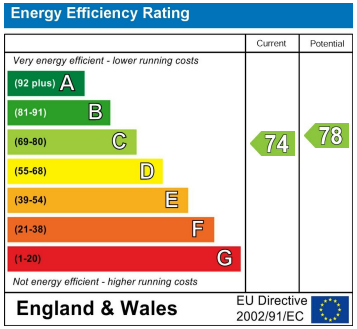
First Floor
Approx. 59.3 sq. metres (638.4 sq. feet)



Total area: approx. 135.9 sq. metres (1462.9 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.





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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