





9 BLYTH GROVE

WORKSOP, S81 0JG

£825,000

FREEHOLD

A Home of Distinction in One of Worksop's Finest Locations
Occupying an enviable position on one of Worksop's most prestigious residential addresses, adjacent to the historic National Trust property, Mr Straw's House, this exceptional six-bedroom detached family home beautifully combines period elegance with contemporary luxury. Beautifully presented throughout, the property retains an abundance of original character, including an impressive entrance hallway, elegant spindle staircase, decorative coving and feature fireplaces, all complemented by stylish, high-quality finishes. At the heart of the home is a stunning open-plan breakfast kitchen with bespoke solid oak cabinetry, granite worktops and premium integrated appliances, complemented by three reception rooms, six generous bedrooms, three en-suite shower rooms, a family bathroom, cinema room and versatile cellar accommodation. Externally, electrically operated wrought iron gates open onto an extensive driveway, leading to an oversized detached double garage and beautifully landscaped gardens with a superb entertaining terrace, hot tub and summer house.
Ideally situated within walking distance of Worksop town centre, railway station, Worksop College and well-regarded schools, this outstanding home offers a rare opportunity to acquire a substantial family residence in one of the town's most sought-after locations.

Kendra Jacob
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• * For sale with no onward chain • * Exceptional six-bedroom detached family home set over three spacious floors. • * Occupying one of Worksop's most prestigious residential locations. • * Beautifully combines original period character with contemporary luxury. • * Stunning open-plan breakfast kitchen featuring bespoke solid oak cabinetry and granite worktops. • * Three elegant reception rooms, cinema room and versatile cellar accommodation. • * Six generous bedrooms, including three luxurious en-suite shower rooms, second floor shower room and a stylish family bathroom. • * Landscaped gardens with an extensive entertaining terrace, hot tub and summer house. • * Gated driveway providing ample off-road parking and an oversized detached double garage. • * Conveniently located within walking distance of Worksop town centre, railway station, Worksop College and well-regarded schools.





ENTRANCE HALLWAY

A truly impressive introduction to this exceptional home, the magnificent original entrance door opens into a stunning reception hallway, beautifully showcasing the property's wealth of original character. A striking original spindle staircase rises to the first-floor landing, complemented by decorative ceiling coving, a cast-iron style central heating radiator and Solid Oak Parquet flooring. Solid oak internal doors provide access to the principal reception rooms and the impressive open-plan breakfast kitchen.

LIVING ROOM

A beautifully proportioned reception room, brimming with charm and period elegance. A front-facing UPVC double glazed bay window fills the room with natural light, whilst original coving, picture rails and two central heating radiators enhance its character. The focal point is a handsome timber fireplace with a marble hearth and inset housing a living flame coal-effect gas fire.

SITTING ROOM

A stylish and elegant second reception room featuring a front-facing UPVC double glazed bay window, original ceiling coving, picture rails and a decorative ceiling rose. Two central heating radiators provide warmth, whilst the impressive solid oak fireplace with marble hearth and inset, complete with a coal-effect gas fire, creates a wonderful focal point.

OPEN PLAN KITCHEN LIVING DINING ROOM

Undoubtedly the heart of this outstanding family home, this spectacular open-plan space has been thoughtfully designed for modern family living and entertaining.

The kitchen is fitted with an extensive range of bespoke solid oak wall and base units, complemented by luxurious granite work surfaces incorporating a stainless steel sink with boiling water tap. A substantial central island provides additional preparation space, storage and an informal breakfast bar.

Integrated appliances include two fan-assisted electric ovens with warming drawers, a five-ring induction hob with extractor canopy above, two built-in microwave ovens, full-height fridge and freezer, dishwasher, wine cooler and integrated coffee machine.

Further features include a large roof lantern with integrated LED lighting, recessed ceiling spotlights, under-cabinet illumination, LED kickboard lighting, two contemporary vertical radiators and a rear-facing UPVC double glazed window overlooking the beautifully landscaped gardens. Solid Oak Parquet flooring flows seamlessly into the dining area, whilst solid oak doors provide access to the boot room and cellar.

DINING AREA

Perfectly designed for entertaining, the dining area enjoys two rear-facing UPVC double glazed windows together with French doors opening directly onto the rear entertaining terrace. Finished with Solid Oak Parquet flooring and a central heating radiator.

BOOT ROOM

A practical and stylish addition providing excellent everyday storage. Finished with tiled flooring, dado rail, central heating radiator and a solid oak door leading into the rear hallway.

REAR HALL

Featuring a rear-facing UPVC entrance door opening onto the garden, tiled flooring and a solid oak door leading to the cloakroom/WC.

CLOAKROOM/WC

Beautifully appointed with a contemporary white suite comprising a low-level WC and vanity wash hand basin with tiled splashback. Tiled flooring, chrome heated towel rail and a wall-mounted combination boiler discreetly concealed within fitted cabinetry complete the room.

CELLAR

A highly versatile lower ground floor offering excellent additional accommodation. Fitted with base units incorporating a stainless steel sink and mixer tap together with a central heating radiator. Doors provide access to both the utility room and the dedicated cinema room.

UTILITY ROOM

Fitted with storage cupboards and work surfaces with space and plumbing for both a washing machine and tumble dryer. Finished with vinyl flooring and central heating radiator.

CINEMA ROOM

A fantastic entertainment space with recessed ceiling lighting, central heating radiator and vinyl flooring.

FIRST FLOOR LANDING

A spacious landing showcasing the continuation of the original spindle staircase leading to the second floor. Features include two central heating radiators, a front-facing UPVC double glazed window, recessed spotlights, an attractive archway, useful under-stairs storage cupboard and solid oak doors leading to four bedrooms and the family bathroom.

PRINCIPLE BEDROOM

A stunning principal suite featuring a front-facing UPVC double glazed bay window, picture rails and both contemporary vertical and traditional central heating radiators. An extensive range of bespoke solid oak fitted wardrobes provides excellent storage. A solid oak door leads to the luxurious en-suite.

PRINCIPLE EN-SUITE SHOWER ROOM
Beautifully appointed with a contemporary suite comprising a large walk-in shower with rainfall shower, vanity wash hand basin and low-level WC. Finished with quality wall tiling, wood-effect flooring, a contemporary heated towel radiator with integrated mirror, recessed ceiling lighting and extractor fan.

BEDROOM TWO
A generous double bedroom with a front-facing UPVC double glazed bay window, picture rails, two central heating radiators and an extensive range of bespoke solid oak fitted furniture. A solid oak door leads to the en-suite shower room.

BEDROOM TWO EN-SUITE SHOWER ROOM
Finished to a high standard with a corner shower enclosure, vanity wash hand basin, low-level WC, contemporary waterproof wall panelling, chrome heated towel rail, recessed ceiling lighting and extractor fan.

BEDROOM THREE
Another spacious double bedroom overlooking the rear garden with picture rails, two central heating radiators and bespoke solid oak fitted furniture. A solid oak door leads to the stylish en-suite.

BEDROOM THREE EN-SUITE SHOWER ROOM
A contemporary suite comprising a walk-in shower, vanity wash hand basin and low-level WC. Complemented by quality tiling, wood-effect flooring, chrome vertical heated towel rail, recessed ceiling lighting and extractor fan.

BEDROOM FOUR
A versatile room ideal as a fourth bedroom, dressing room or home office. Fitted with bespoke solid oak wardrobes and matching dressing table, rear-facing UPVC double glazed window, modern vertical radiator and recessed ceiling lighting.

FAMILY BATHROOM
A beautifully presented family bathroom fitted with a contemporary white suite comprising a panelled bath with granite surround, vanity wash hand basin and concealed cistern WC with matching granite surfaces. Finished with wood-effect flooring, chrome heated towel rail, dado rail, extractor fan and two obscure UPVC double glazed windows.

SECOND FLOOR LANDING
Featuring a Velux roof window, large built-in storage cupboard and solid oak doors leading to two further double bedrooms and a shower room.

BEDROOM FIVE
A beautifully presented double bedroom enjoying both front and rear Velux roof windows, two central heating radiators and recessed ceiling lighting.

BEDROOM SIX
A spacious sixth double bedroom with front and rear Velux roof windows, two central heating radiators and recessed ceiling lighting.

SECOND FLOOR SHOWER ROOM
Beautifully appointed with a contemporary white suite comprising a spacious walk-in shower enclosure with an electric overhead shower, vanity wash hand basin and low-level WC. Complemented by tiled splashbacks, wood-effect flooring, a central heating radiator and a Velux roof window providing an abundance of natural light.

EXTERIOR
Occupying one of Worksop's most prestigious residential addresses, this exceptional home sits alongside the historic Mr Straw's House, a National Trust property, adding to its unique setting and desirability.
To the front, electrically operated wrought iron gates open onto an extensive private driveway providing ample parking for numerous vehicles and external electric car charging point. Attractive walled boundaries with wrought iron railings and low-maintenance landscaped gardens create an impressive first impression. The driveway continues to the detached oversized double garage and provides access to the generous rear garden. The beautifully landscaped rear garden has been designed with both relaxation and entertaining in mind. A substantial paved terrace provides the perfect outdoor entertaining space and incorporates a hot tub. Beyond lies an extensive lawn with well-stocked, low-maintenance borders, two garden sheds and an attractive summer house. The garden also benefits from external lighting, power points and water supply throughout.
Summer House
A superb garden retreat featuring aluminium bi-fold doors, wood-effect flooring, power and feature wall lighting, making it an ideal home office, gym or entertaining space.
Detached Double Garage
An oversized detached double garage with electrically operated roller door, power, lighting, fitted sink unit and a useful food preparation area incorporating an 2 electric ovens, making it an excellent entertaining or workshop space.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band E

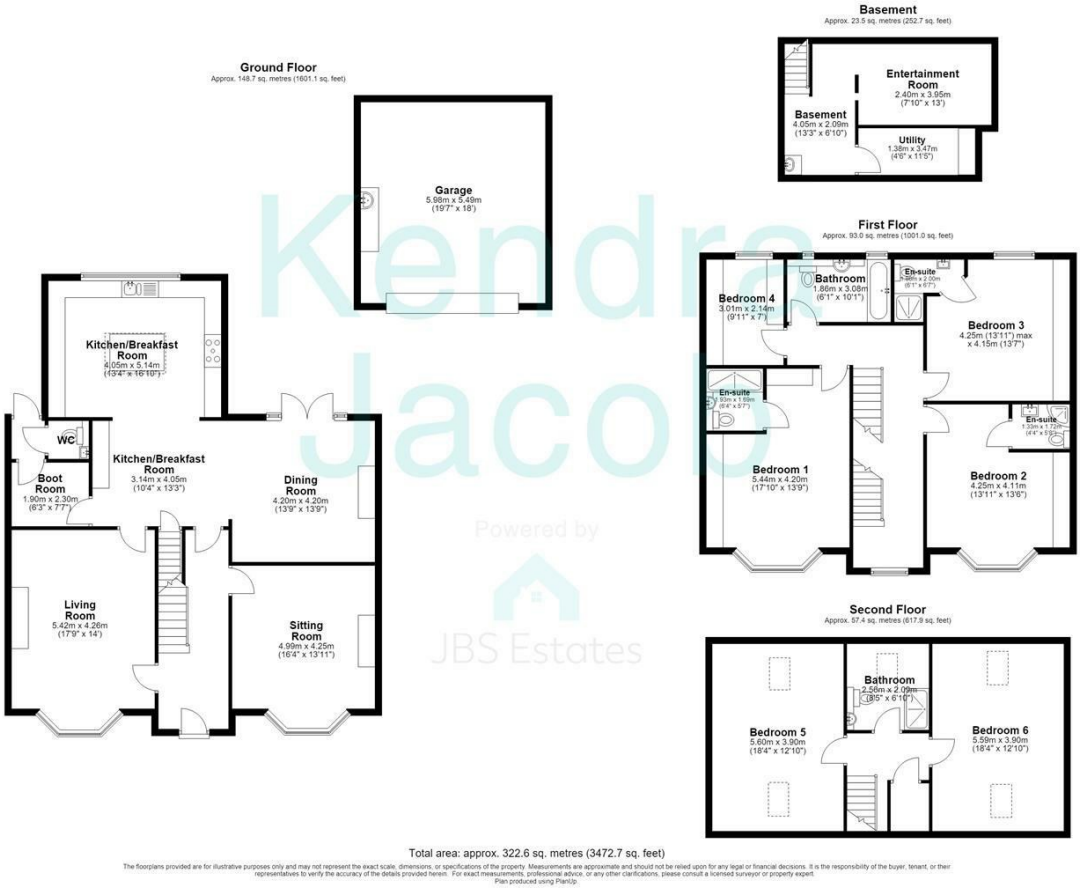
Viewings – By Appointment Only

Floor Area – 3472.40 sq ft

Tenure – Freehold

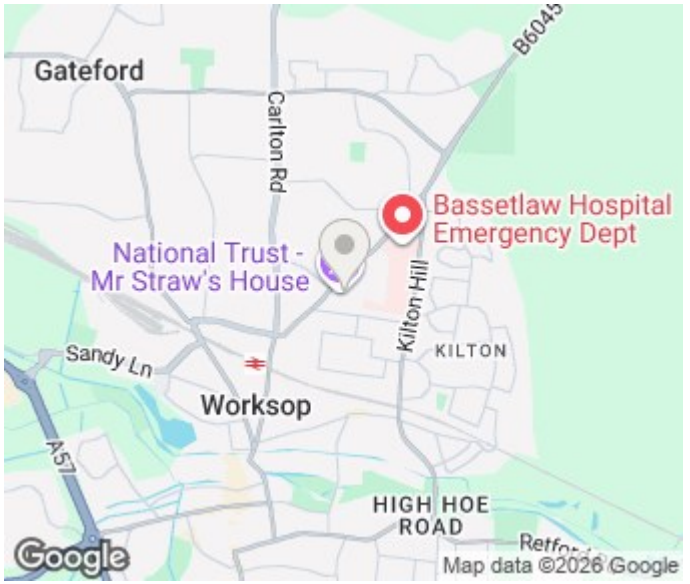


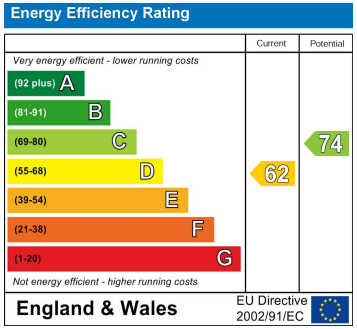




Total area: approx. 322.6 sq. metres (3472.7 sq. feet)

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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