



10 BRIMSTONE WAY WORKSOP, S81 7ST

£200,000
FREEHOLD

****GUIDE PRICE £200,000-£220,000****

For sale is this beautifully presented three-bedroom semi-detached family home, situated on the popular modern development of Gateford in Worksop. The property is ideally located close to local shops, schools and everyday amenities, with excellent transport links via the A1 and M1 motorway. This property welcomes you; entrance hall, downstairs WC, a well proportioned living room, fitted kitchen and dining room to the ground floor. The property welcomes you into an entrance hall, leading to a downstairs WC, a well-proportioned living room, and a fitted kitchen with dining area to the ground floor. To the first floor are three bedrooms, including a master bedroom with en-suite facilities, along with a family bathroom suite. Externally, the property boasts an attractive rear garden featuring an Indian stone patio and lawned area, while to the front there are two allocated parking spaces.

**Kendra
Jacob**

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10 BRIMSTONE WAY

• GUIDE PRICE £200,000-£220,000 • SEMI-DETACHED • THREE BEDROOMS • BEAUTIFULLY PRESENTED THROUGHOUT • PARKING FOR 2 CARS • DOWNSTAIRS WC • EN SUITE TO THE MASTER BEDROOM • INTEGRATED APPLIANCES FITTED TO THE KITCHEN • IDEAL FOR FIRST TIME BUYERS • MODERN NEW DEVELOPMENT



ENTRANCE HALL

Front-facing composite entrance door leading into the hallway, with central heating radiator and staircase rising to the first-floor accommodation.

DOWNSTAIRS WC

Fitted with a low-flush WC and pedestal wash hand basin, with central heating radiator.

LIVING ROOM

A well-proportioned reception room featuring a front-facing double-glazed window, central heating radiator, power points, and TV point.

KITCHEN/DINER

Fitted with a range of wall and base units with work surfaces incorporating a stainless steel sink and drainer. Four-burner gas hob with stainless steel cooker hood above and electric oven below. Integrated fridge freezer and integrated washing machine. Central heating radiator. Rear-facing double-glazed window and rear double-glazed French doors opening onto the landscaped garden. Ample space for a good-sized dining table and a built-in storage cupboard with power point.

FIRST FLOOR-LANDING

With loft access, central heating radiator, built-in storage cupboard, and power point.

BEDROOM ONE

With a front-facing double-glazed window, central heating radiator, power points, and access to the en-suite.

EN SUITE

Fitted with a walk-in shower, pedestal wash hand basin, low-flush WC, shaver point, central heating radiator, vinyl flooring, and side-facing double-glazed obscure window.

BEDROOM TWO

Double-sized room with rear-facing double-glazed window, central heating radiator, and power points.

BEDROOM THREE

Front-facing double-glazed window, central heating radiator, and power points.

BATHROOM

EXTERNAL

To the front of the property are two allocated parking spaces. To the side, a secure gated access leads to the landscaped rear garden, which is mainly laid to lawn with an Indian stone patio area ideal for entertaining. The garden also benefits from an outside tap and fenced boundaries.

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ADDITIONAL INFORMATION

Local Authority – bassetlaw

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 811.30 sq ft

Tenure – Freehold



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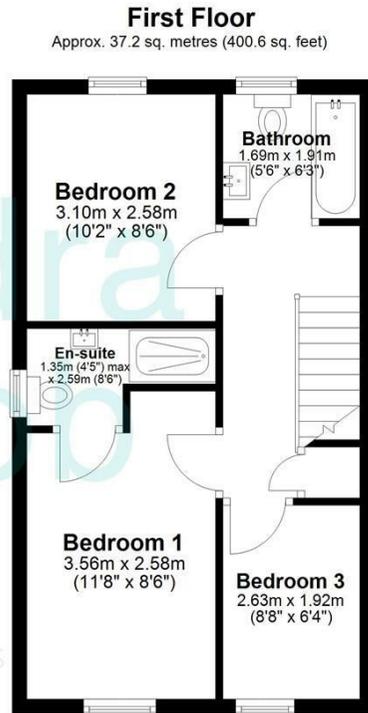
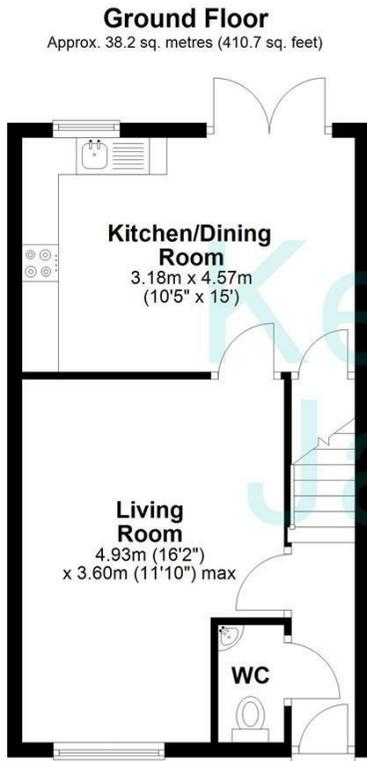
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Total area: approx. 75.4 sq. metres (811.3 sq. feet)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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