



## 36 GATEKEEPER WAY WORKSOP, S81 7SS

£330,000  
FREEHOLD

\*\*\*\*\*GUIDE PRICE £330,000-£340,000\*\*\*\*\*

We welcome you to this beautifully presented four-bedroom detached family home, formerly the show home and is positioned down a private lane shared with just two other properties. Set on an attractive plot in the highly sought-after area of Gateford, Worksop. Ideally located close to local shops, schools, and amenities, the home also benefits from excellent transport links via the nearby A1 and M1 motorways. This impressive property combines space, style, and convenience, making it perfect for modern family living. In brief, the property comprises a bright and airy entrance hall, a downstairs WC, a generously sized living room with decorative features, a utility room, and a modern shaker-style fitted kitchen complete with integrated appliances. To the first floor are four well-proportioned bedrooms with fitted wardrobes, with the master bedroom benefiting from an en-suite, alongside a further modern three-piece family bathroom suite.

Externally, the property boasts attractive gardens, mainly laid to lawn and complemented by mature bushes and trees. There is off-road parking for multiple vehicles, along with access to the detached garage.

Kendra  
Jacob

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# 36 GATEKEEPER WAY

- BEAUTIFULLY PRESENTED THROUGHOUT • FAMILY DETACHED HOME • POSITIONED DOWN A PRIVATE ROAD WITH TWO OTHER PROPERTIES • GUIDE PRICE £330,000-£340,000 • FOUR GOOD SIZE BEDROOMS • DOWNSTAIRS WC • UPGRADED KITCHEN WITH INTEGRATED APPLIANCES • TASTEFULLY DECORATED AND MAINTAINED • AMPLE PARKING • DETACHED GARAGE



## ENTRANCE HALL

A very bright and airy entrance hall featuring laminate flooring, a central heating radiator, and a front-facing composite door. A side-facing double-glazed window provides additional natural light, while a built-in storage cupboard offers practical space. Stairs lead to the first-floor accommodation.

## DOWNSTAIRS WC

Partially tiled suite comprising a pedestal wash hand basin, low-flush WC, central heating radiator, and laminate flooring.

## LIVING ROOM

A generously sized living room with a front-facing double-glazed window overlooking attractive greenery and mature bushes and trees. Features include a TV point, power sockets, and a central heating radiator.

## UTILITY ROOM

Fitted with work surfaces, power points, plumbing for a washing machine, a central heating radiator, extractor fan, and a side-facing double-glazed window.

## KITCHEN/DINER

A spacious and tastefully decorated kitchen/diner fitted with a range of wall and base units with under-plinth spotlights. Integrated appliances include a fridge, freezer, wine cooler, dishwasher, stainless steel sink with drainer, and a four-ring gas hob with oven and grill, plus a stainless steel extractor hood above. Additional features include power points, a central heating radiator, laminate flooring

and ample space for a dining table, ideal for entertaining. Rear-facing double-glazed window and double glazed French doors providing access to the landscaped garden.

## FIRST FLOOR-LANDING

A spacious landing with a side-facing double-glazed window, loft access, central heating radiator, power points, and access to all four bedrooms and the family bathroom.

## BEDROOM ONE

A double bedroom with a front-facing double-glazed window, fitted wardrobes with mirrored sliding doors, central heating radiator, power points, and access to a modern en-suite.

## EN SUITE

Comprising a double shower enclosure, pedestal wash hand basin, low-flush WC, chrome heated towel rail, shaver point, laminate flooring, and a side-facing obscure double-glazed window.

## BEDROOM TWO

A double room with fitted mirrored wardrobes, central heating radiator, power points, and a rear-facing double-glazed window overlooking the garden.

## BEDROOM THREE

Another double bedroom with fitted wardrobes, spotlights, central heating radiator, power points, and a front-facing double-glazed window.

## BEDROOM FOUR

A well-proportioned bedroom featuring a rear-facing double-glazed window overlooking the garden, fitted

wardrobe, spotlights, power points, and a central heating radiator.

#### **BATHROOM**

A partially tiled modern suite comprising a panelled bath with shower attachment and screen, pedestal wash hand basin, low-flush WC, laminate flooring, chrome heated towel rail, and a side-facing obscure double-glazed window.

#### **EXTERNAL**

To the front of the property is a block-paved and tarmac driveway providing off-road parking for multiple vehicles. The area is enhanced by well-maintained plants, shrubs, and a lawn, creating an attractive first impression. This property is positioned down a private road with two other properties.

To the rear of the property is a fully enclosed garden, mainly laid to lawn and complemented by mature trees and planted borders. There is a paved patio area, ideal for outdoor seating and entertaining, along with secure gated side access. Additional features include an outside tap, external power point, and access to the detached garage. A bin store area is conveniently located to the side of the property.

#### **DETACHED GARAGE**

A detached garage with up and over door, power points and lighting.

## **36 GATEKEEPER WAY**





## 36 GATEKEEPER WAY

### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band D

**Viewings** – By Appointment Only

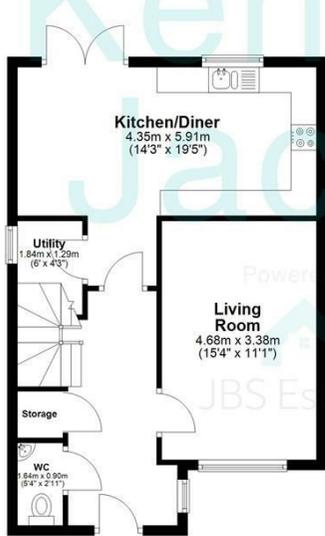
**Floor Area** – 1180.80 sq ft

**Tenure** – Freehold



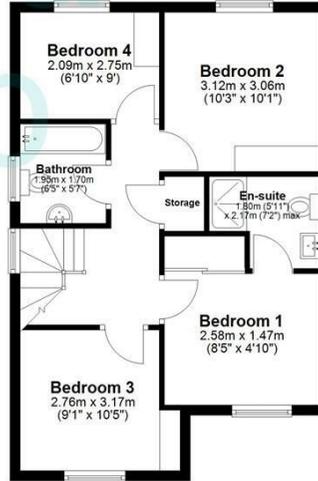
**Ground Floor**

Approx. 64.2 sq. metres (690.8 sq. feet)



**First Floor**

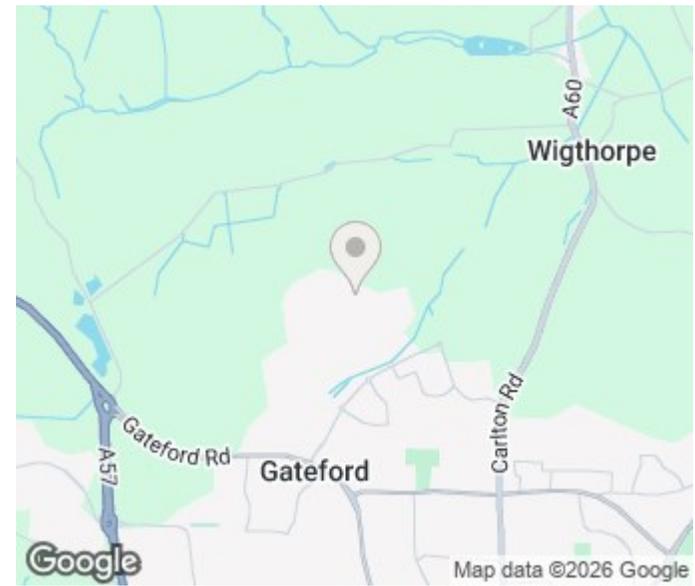
Approx. 45.5 sq. metres (490.0 sq. feet)



Total area: approx. 109.7 sq. metres (1180.8 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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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