



21 GATEFORD DRIVE WORKSOP, S81 7HL

GUIDE PRICE £165,000 - £175,000

This immaculate three-bedroom semi-detached home is stylish and contemporary throughout and is situated in a much sought-after location of Worksop. Ideally positioned close to local shops, schools and amenities, the property offers well-presented and versatile living accommodation, perfect for modern family life. The home briefly comprises an inviting entrance hallway, a charming living room with bay window, a spacious and well-appointed kitchen diner and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a luxurious shower room. Externally, the property benefits from a low-maintenance enclosed rear garden with open views, a long driveway providing ample off-road parking and a detached garage. Finished to an exceptional standard throughout, this impressive home is ready to move straight into and must be viewed to be fully appreciated.



**£165,000
FREEHOLD**

**Kendra
Jacob**
Powered by
 JBS Estates

21 GATEFORD DRIVE

- ***GUIDE PRICE £165,000 - £175,000*** • Immaculate three-bedroom semi-detached home • Stylish, contemporary finish throughout • Located in a highly sought-after area of Worksop • Close to local shops, schools and amenities • Spacious kitchen diner and bright conservatory • Charming living room with bay window • Three well-proportioned bedrooms and luxury shower room • Low-maintenance enclosed rear garden with open views • Long driveway, detached garage and ample off-road parking



ENTRANCE HALL

A stylish and contemporary entrance hallway accessed via a front-facing composite entrance door. The hallway features a central heating radiator, staircase rising to the first-floor landing and a door providing access to the living room.

LIVING ROOM

A charming yet contemporary living room enjoying a front-facing uPVC double-glazed square bay window with fitted shutters. Additional features include a central heating radiator, coving to the ceiling, quality laminate wood flooring and a door leading through to the kitchen diner.

KITCHEN DINER

A spacious and stylish kitchen diner fitted with a modern range of wall and base units with complementary work surfaces, incorporating a ceramic sink with mixer tap. Integrated appliances include an electric oven and a four-ring gas hob. There is plumbing for an automatic washing machine discreetly concealed behind matching cupboard fronts, along with a large pantry. Further benefits include a contemporary vertical central heating radiator, tile-effect laminate click flooring, a rear-facing uPVC double-glazed window, a side-facing uPVC barn-style entrance door and rear-facing uPVC double-glazed French doors opening into the conservatory.

CONSERVATORY

The contemporary conservatory features a half-height dwarf wall with uPVC double-glazed windows, rear-facing uPVC double-glazed French doors opening out onto the

rear garden, an insulated ceiling and tile-effect laminate flooring.

FIRST FLOOR LANDING

A well-appointed and tastefully decorated landing with a side-facing uPVC double-glazed window, spindle balustrade, useful over-stairs storage cupboard, loft access hatch and doors leading to three bedrooms and the shower room.

MASTER BEDROOM

An attractive and contemporary master bedroom featuring a front-facing uPVC double-glazed window with fitted shutters, central heating radiator and coving to the ceiling.

BEDROOM TWO

A second double bedroom, beautifully presented, with a rear-facing uPVC double-glazed window and central heating radiator.

BEDROOM THREE

Currently used as a dressing room, this bedroom benefits from a front-facing uPVC double-glazed window with fitted shutters and a central heating radiator.

SHOWER ROOM

A luxurious and contemporary shower room comprising a walk-in shower with electric overhead shower, Mermaid-style splashback and glass shower screen, pedestal wash hand basin and low-flush WC. The room is fully tiled to the walls with a tiled floor, chrome heated towel rail, coving to the ceiling and a rear-facing obscure uPVC double-glazed window.

EXTERIOR

To the front of the property is a low-maintenance pebble garden and a long driveway providing off-road parking, which in turn leads to the detached garage and side access to the rear of the property.

To the rear is a fully enclosed, low-maintenance garden enjoying stunning open views, complete with outside lighting and an external water tap. The detached garage is fitted with an up-and-over door, side-facing uPVC double-glazed window and entrance door, and benefits from power and lighting.

21 GATEFORD DRIVE





21 GATEFORD DRIVE

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

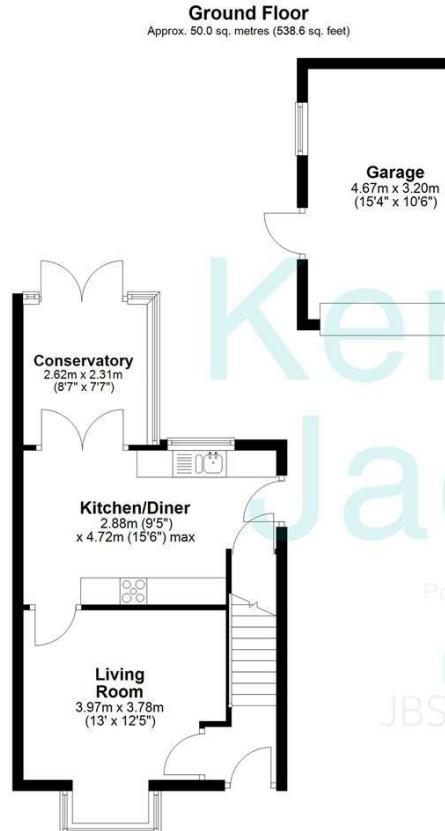
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 851.20 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob
Powered by
JBS Estates