



## 3 HALIFAX DRIVE WORKSOP, S81 7NN

**£275,000  
FREEHOLD**

\*\*GUIDE PRICE £275,000 - £300,000\*\*

A beautifully presented and stylish four-bedroom detached family home, situated in the highly sought-after residential area of Gateford in Worksop. This modern property offers spacious and well-appointed living throughout, ideal for family life and entertaining.

Internally, the home features a welcoming entrance hallway with a contemporary glass staircase, a generously sized living room, elegant dining room, and a bright conservatory. The modern breakfast kitchen is fitted with integrated appliances and opens into a practical utility room and downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a spacious master with en-suite, and a stylish family bathroom.

Externally, the property offers a driveway with parking for two vehicles, a garage, and a low-maintenance rear garden with patio areas and an impressive summer house, perfect for relaxing or entertaining.

Located just a short distance from local shops, schools, and amenities, and offering excellent transport links to the A1 and M1 motorways, this property is perfectly placed for commuters and families alike.

**Kendra  
Jacob**

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# 3 HALIFAX DRIVE

- \*\*GUIDE PRICE £275,000 - £300,000\*\*\*
- Four-bedroom detached family home in a highly sought-after Gateford location
- Modern and stylish interior with a contemporary glass staircase
- Spacious living room, dining room, and bright conservatory
- Contemporary breakfast kitchen with integrated appliances and utility room
- Ground floor WC and ample storage throughout
- Four well-proportioned bedrooms, including a master with en-suite
- Stylish family bathroom with modern fittings
- Driveway parking, garage, and a low-maintenance rear garden with summer house
- Close to local shops, schools, amenities, and excellent A1/M1 motorway links



## ENTRANCE HALLWAY

A contemporary composite front door opens into a bright and welcoming entrance hallway, featuring a sleek glass-panelled staircase leading to the first-floor landing. The space includes a central heating radiator, under-stairs storage cupboard, stylish laminate wood flooring, and doors providing access to the living room and breakfast kitchen.

## BREAKFAST KITCHEN

This modern kitchen boasts a range of wall and base units with complementary work surfaces and a circular stainless steel sink with mixer tap. Integrated appliances include an electric oven and a four-ring gas hob with an electric extractor fan overhead. Additional features include space for a freestanding dishwasher, a breakfast bar, part-tiled walls, recessed downlighting, laminate wood flooring, a central heating radiator, a rear-facing UPVC double-glazed window, and doors leading to the dining room and utility room.

## UTILITY ROOM

Equipped with a roll-edged work surface and space for freestanding appliances such as a fridge freezer, washing machine, and tumble dryer. The room also houses the wall-mounted combination boiler. Finished with part-tiled walls, downlighting, a central heating radiator, and laminate wood flooring that continues seamlessly into the downstairs WC. A rear-facing UPVC double-glazed door provides access to the garden.

## DOWNSTAIRS WC

Finished in crisp white, this cloakroom comprises a low

flush WC, wall-hung hand wash basin with tiled splashback, recessed downlighting, a central heating radiator, and a side-facing obscure UPVC double-glazed window.

## DINING ROOM

An elegant and inviting dining area featuring recessed downlighting, a central heating radiator, and laminate wood flooring that flows into both the living room and conservatory.

## CONSERVATORY

A stylish additional living space with UPVC double-glazed windows and side-facing French doors that open onto a paved patio seating area. The room benefits from wall lighting and an insulated ceiling. Double doors connect to the living room, enhancing the open-plan feel.

## LIVING ROOM

A beautifully proportioned and tastefully decorated living room with a front-facing UPVC double-glazed bay window, ceiling coving, recessed downlighting, and two central heating radiators.

## FIRST FLOOR LANDING

Featuring a contemporary glass balustrade, access to the loft space, a storage cupboard, and doors leading to four bedrooms and the family bathroom.

## MASTER BEDROOM

A spacious and stylish master bedroom with a front-facing UPVC double-glazed window, recessed downlighting, a central heating radiator, a triple fitted wardrobe along one

wall, and an additional over-stairs storage cupboard. A door leads to the modern en-suite shower room.

#### EN-SUITE SHOWER ROOM

This contemporary en-suite features a walk-in shower enclosure with a mains-powered shower, pedestal hand wash basin, low flush WC, fully tiled walls, tiled flooring, recessed downlighting, a central heating radiator, electric extractor fan, and a side-facing obscure UPVC double-glazed window.

#### BEDROOM TWO

An attractive second double bedroom with a front-facing UPVC double-glazed window, fitted wardrobe, recessed downlighting, central heating radiator, and laminate wood flooring.

#### BEDROOM THREE

A beautifully presented third double bedroom with a rear-facing UPVC double-glazed window, recessed downlighting, central heating radiator, and laminate wood flooring.

#### BEDROOM FOUR

A well-proportioned fourth bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and laminate wood flooring.

#### FAMILY BATHROOM

A sleek and modern three-piece suite in white, comprising a panelled bath with overhead mains-powered shower and glass screen, wall-hung vanity hand wash basin, and vanity low flush WC. Finished with fully tiled walls, tiled flooring,

recessed downlighting, central heating radiator, electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

#### EXTERIOR

To the front, the property benefits from an open-plan garden with a driveway providing off-road parking for two vehicles, leading to the garage and gated side access to the rear. The rear garden is fully enclosed and low-maintenance, featuring spacious paved patio areas, artificial lawn, outdoor lighting, and a water tap. A large summer house provides an ideal space for entertaining or relaxing.

#### GARAGE

The garage is fitted with an up-and-over door, power, and lighting.

## 3 HALIFAX DRIVE





Kendra  
Jacob  
Realtor



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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

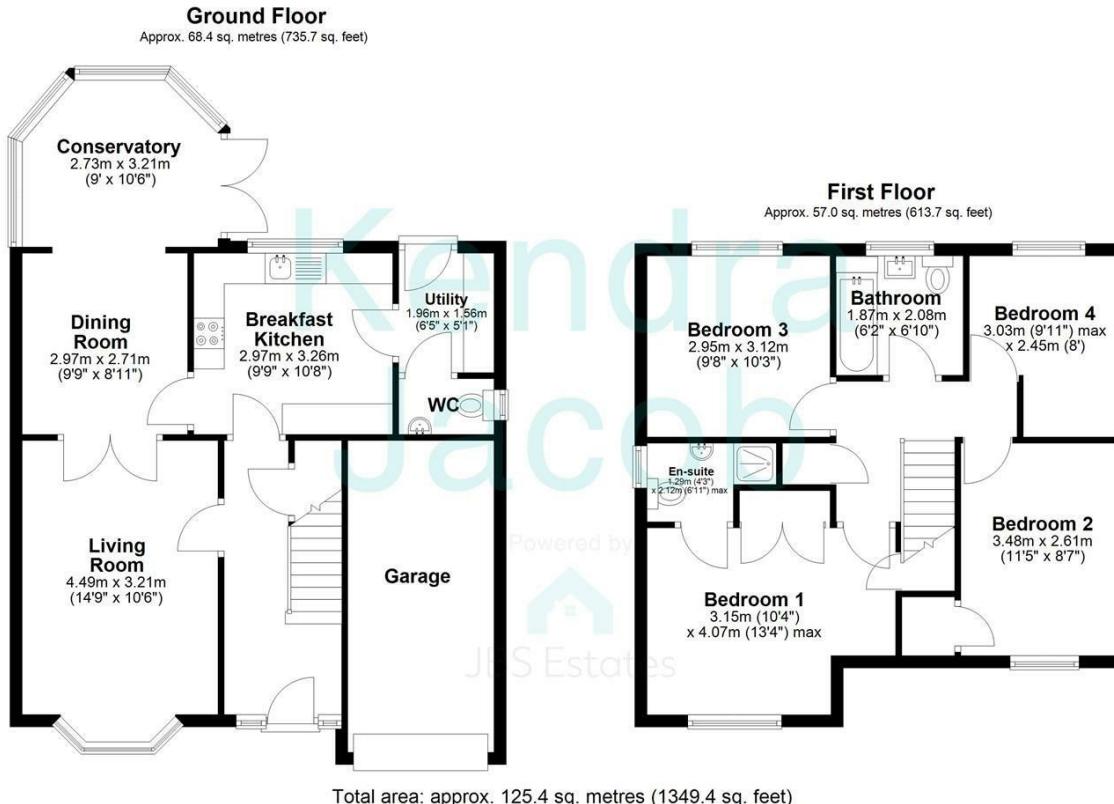
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1349.40 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	76
(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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

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