



13 GATEFORD CLOSE WORKSOP, S81 7DR

£190,000
FREEHOLD

For sale is this beautifully presented semi-detached home, full of character and offering a warm, homely feel from the moment you step through the door. The property is ideally nestled within a quiet cul-de-sac location, conveniently close to local shops and amenities. This property has been thoughtfully improved by the current owner, and only by internal viewing can the full extent of the accommodation on offer truly be appreciated. In brief, the property comprises an entrance hall, a spacious living room with double oak doors leading into a well-appointed fitted kitchen/diner, providing an ideal space for entertaining and benefiting from a range of integrated appliances. To the first floor there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a stunning modern bathroom suite. Externally, the property boasts a block-paved driveway providing ample off-road parking, a garage and an enclosed rear garden.

**Kendra
Jacob**

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13 GATEFORD CLOSE

- SEMI-DETACHED • THREE BEDROOMS • HOMELY & CHARACTER PROPERTY • SOLID OAK WORKTOPS FITTED TO THE KITCHEN • SOLID OAK FLOORING IN THE LIVING ROOM • BEAUTIFUL MODERN BATHROOM SUITE • BLOCK PAVED DRIVEWAY PROVIDING AMPLE PARKING • GARAGE • FITTED WARDROBES TO TWO BEDROOMS • CUL-DE-SAC LOCATION



ENTRANCE HALL

A welcoming entrance hall featuring ceramic tiled flooring, a central heating radiator and stairs rising to the first-floor accommodation.

LIVING ROOM

A well-proportioned living room with a front-facing double-glazed window allowing plenty of natural light. The room benefits from solid oak flooring, a central heating radiator and power points. A feature electric fire with a log-burner effect and decorative fire surround provides an attractive focal point.

KITCHEN/DINER

A spacious and well-appointed kitchen diner fitted with a range of wall and base units, pull-out pantry and solid oak worktops. Features include a Belfast sink and integrated appliances such as a dishwasher, induction hob, electric oven with stainless steel cooker hood and extractor, and an integrated fridge freezer.

There is plumbing for a washing machine, tiled flooring, power points and a side-facing double-glazed window. An under-stairs storage cupboard offers additional space. The dining area provides room for a good-sized table, with French doors opening onto the garden and double doors leading into the living room. A central heating radiator completes the space.

FIRST FLOOR-LANDING

With a side-facing double-glazed window and power points.

BEDROOM ONE

A generous double bedroom with fitted wardrobes along one wall, laminate flooring, central heating radiator and a front-facing double-glazed window.

BEDROOM TWO

A good-sized bedroom with a rear-facing double-glazed window, fitted wardrobe to one wall, central heating radiator and power points.

BEDROOM THREE

Currently used as an office, this room features laminate flooring, a central heating radiator and a rear-facing double-glazed window.

BATHROOM

A stylish, fully tiled bathroom suite comprising a panelled bath with rainfall shower over, wash-hand vanity unit, low-flush WC and wall-mounted mirrored cupboard. Additional features include a heated towel radiator, PVC ceiling and a side-facing double-glazed window.

EXTERNAL

To the front of the property is a block-paved driveway providing ample off-road parking, along with convenient external power points.

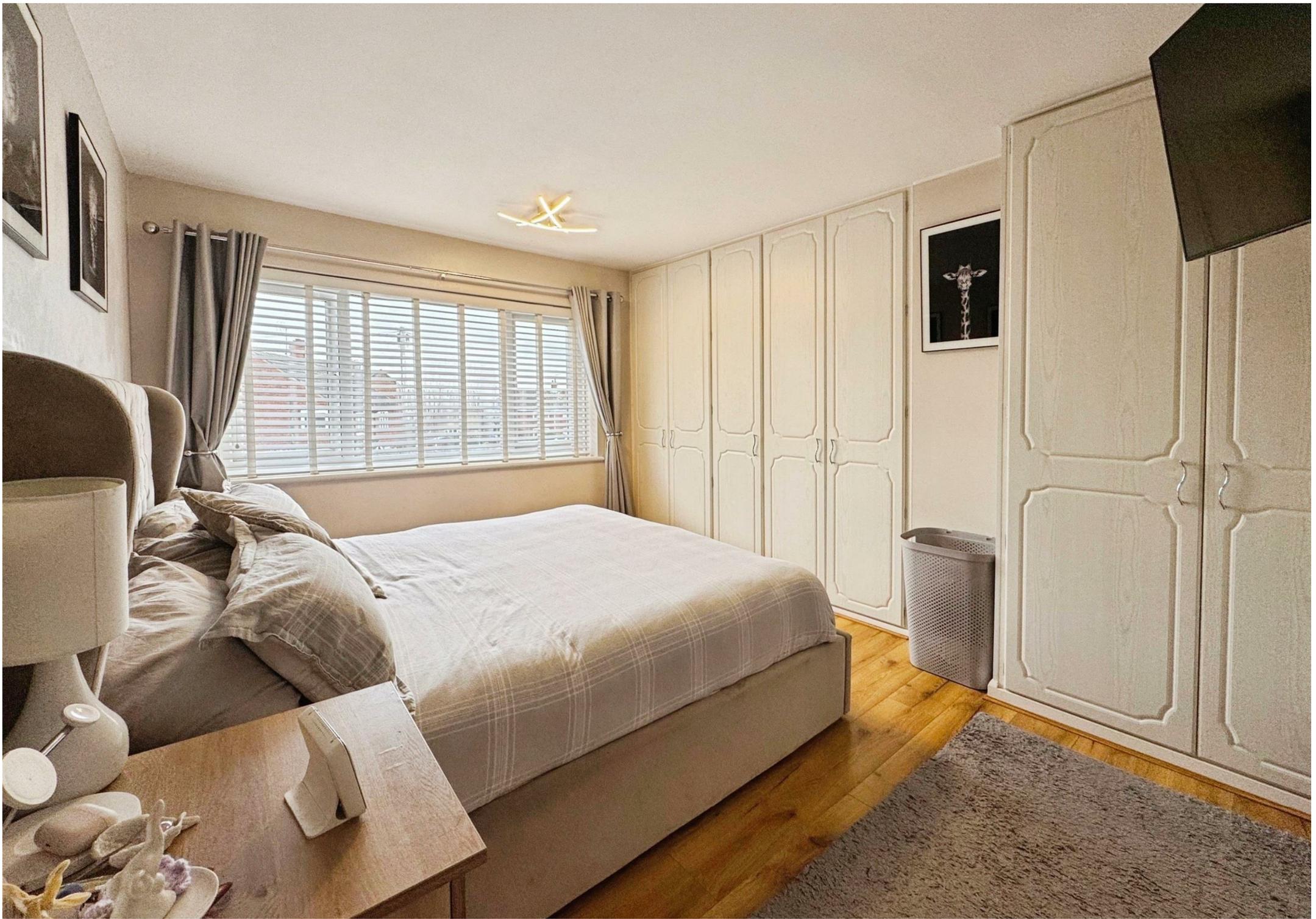
To the rear of the property is a mainly laid-to-lawn garden with fencing surround, paved patio area, secure gated access and access to the garage.

GARAGE

The garage benefits from an up-and-over door, power and lighting.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 830.20 sq ft

Tenure – Freehold



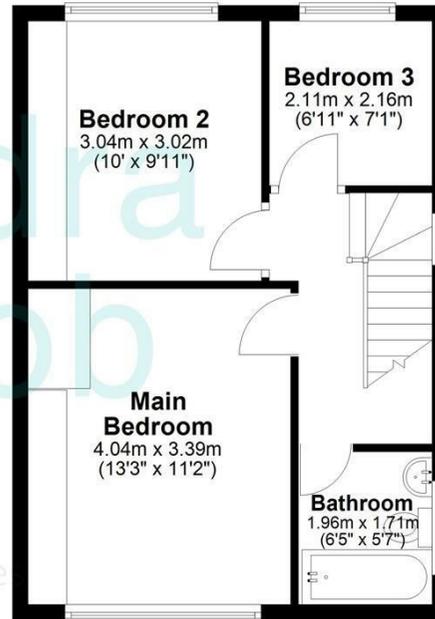
Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 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			
(81-91) B			84
(69-80) C		72	
(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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