



36 Fennec Drive, Gateford, Worksop, S81 8GZ
£344,995

We are delighted to offer for sale this modern detached house located on a corner plot within this popular development with access to amenities and transport links. Having been constructed in April 2024 the property is still covered by its New Home 2 Year Defects Warranty plus its 10 Year New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include the walk in bay window with French doors to the dining kitchen, electric fire and surround to lounge, wardrobes to 3 bedrooms plus shutters to main facing windows. There are ample sockets and media points to the property. The home is ready to move in with flooring, blinds and shutters included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property is located on a corner plot with with presented gardens, having lawn, patio and external tap. There is driveway parking leading to a detached brick garage (6.2m x 3.1m) with power and light.

Tenure - Freehold
Estate Management Fee - £85pa (Not yet collected)
Council Tax - Band D

The property comprises.

GROUND FLOOR

- Entrance Hall

With luxury flooring.
- Lounge 21'3" x 11'1" (6.50m x 3.40m)

A light dual aspect room with feature electric fire and surround plus carpets and shutters.
- Dining Kitchen 21'3"(max) x 14'6"(max) (6.50m(max) x 4.42m(max))

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus breakfast bar and glass splash back. With oven, microwave, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap.
- Having a feature walk in bay window with French doors leading to the garden plus luxury flooring.
- Utility Room 6'7" x 6'1" (2.02m x 1.86m)

Having modern units with laminate worktops and upstands plus washing machine. Luxury flooring plus door leading to driveway.
- WC 5'4" x 3'2" (1.65m x 0.97m)

Having contemporary white sanitary ware with tiling and luxury flooring.

FIRST FLOOR

- Landing

With fitted carpets. Access to airing cupboard and store.
- Bedroom 1 14'1"(max) x 11'11"(max) (4.30m(max) x 3.64m(max))

With wardrobes, carpets and blinds.
- En Suite 7'4"(max) x 4'8"(max) (2.24m(max) x 1.44m(max))

Having contemporary white sanitary ware with double shower, tiling, floor tiling, chrome ladder radiator and recessed spot lights.
- Bedroom 2 11'6"(max) x 10'7"(max) (3.51m(max) x 3.25m(max))

A light dual aspect room with wardrobes, carpets and blinds.

- Bedroom 3 11'6"(max) x 10'4"(max) (3.51m(max) x 3.16m(max))

With wardrobes, carpets and blinds.
- Bedroom 4 9'6" x 8'4" (2.91m x 2.56m)

With carpets and blinds.
- Bathroom 7'8"(max) x 7'4"(max) (2.34m(max) x 2.25m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, chrome ladder radiator, recessed spot lights and blind.

EXTERNAL

The property is located on a corner plot with with presented gardens, having lawn, patio and external tap. There is driveway parking leading to a detached brick garage (6.2m x 3.1m) with power and light.

