



**21 Gateford Toll Bar, Worksop
S81 8AG**

Guide price £250,000

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Built by Bellway to The Fletcher design and completed in late 2023, this three bedroom, three storey semi detached house is of Show Home standard. Immaculately presented and situated in a popular and modern development, the accommodation comprises of entrance hallway, downstairs W.C., lounge-diner, kitchen with fitted appliances, with two bedrooms and family bathroom to the first floor and master suite - with bedroom, dressing area and en-suite - to the second floor. Outside, there is ample parking on the side driveway and recently landscaped gardens to the rear - including a timber built cabin and shed. Viewing is strongly advised to appreciate the standard of accommodation on offer.

- Guide Price - £250,000 - £260,000
- Completed in late 2023 - Approx. 9.5 years left on NHBC Warranty
- Three Bedroom, Three Storey
- Semi Detached House
- Showhome Standard - EPC Rating B
- Ample Off-Road Driveway
- Popular, Modern Development
- Viewing Strongly Recommended
- Many Extras added by current vendors
- Built by Bellway to The Fletcher Design

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Entrance Hallway

Front door to the Entrance Hallway. Stairs to the first floor. Radiator.

Downstairs Cloakroom

Low level W.C. with concealed cistern. Pedestal wash hand basin. Upvc double glazed window to the front. Radiator.

Lounge Diner

15'8 x 12'7 (4.78m x 3.84m)

Upvc double glazed French Doors to the rear garden, with upvc double glazed windows to the side. Radiator. Storage cupboard.

Kitchen

11'9 x 5'9 (3.58m x 1.75m)

Fitted with an attractive range of base and eye level units. Worktop with splash back. Stainless steel Zanussi gas hob. Zanussi electric oven. Stainless steel extractor hood. Integrated fridge and freezer. Integrated dishwasher. Integrated washer dryer. one and a half bowl stainless steel sink unit with mixer tap.. Upvc double glazed window to the front. Spotlights. Radiator.

First Floor Landing

Stairs to the second floor. Radiator. Storage cupboard.

Bedroom 2

12'7 x 9'11 (3.84m x 3.02m)

Newly-fitted Hammonds range of wardrobes. Upvc double glazed window to the rear. Radiator. Door into the Family Bathroom.

Family Bathroom

Panelled bath with Electric Mira shower. Pedestal wash hand basin. Low level W.C. Radiator. Spotlights. Extractor fan. Door to the landing.

Bedroom 3

12'7 x 6'8 (3.84m x 2.03m)

Two upvc double glazed windows to the front. Radiator.

Second Floor Landing

Upvc double glazed window to the side.

Master Bedroom

13'2 into the window x 9'2 (4.01m into the window x 2.79m)

Upvc double glazed window to the front. Storage cupboard. Radiator. Open through to the:

Dressing Area

9'8 x 5'9 (2.95m x 1.75m)

A newly-fitted range of Hammonds wardrobes. Double glazed skylight. Radiator. Loft access.

En-Suite

Double shower with mixer shower. Low level W.C. with concealed cistern. Pedestal wash hand basin. Double glazed skylight. Radiator. Spotlights. Extractor fan.

Driveway

Side driveway, providing off-road parking.

Rear Garden

A beautifully landscaped rear garden. Indian stone paved patio. Lawn, with plant/flower borders. Timber-built 'Dunster House' cabin, with power connected. Timber-built storage shed. Fencing to the boundaries.

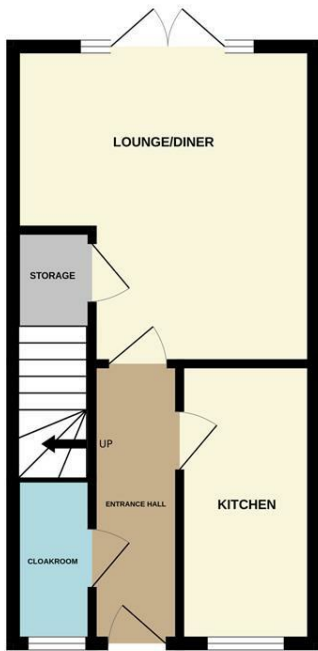




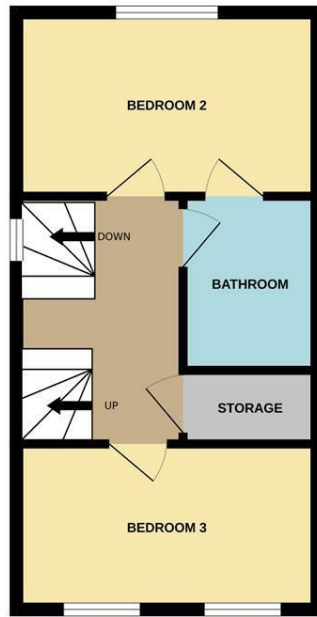
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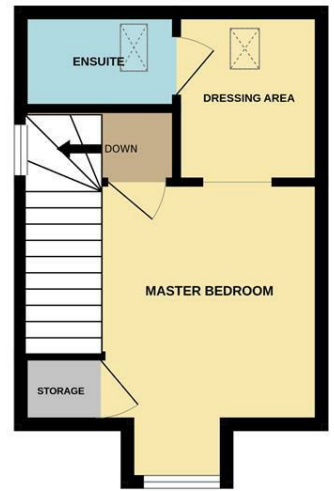
GROUND FLOOR



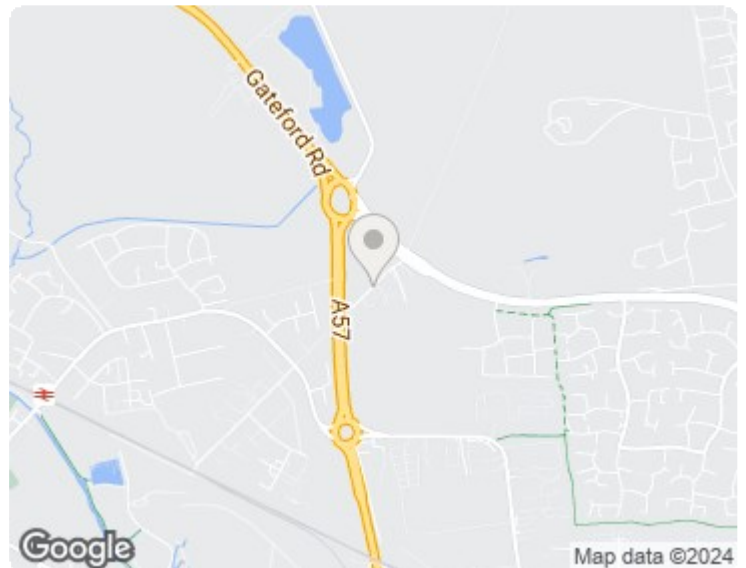
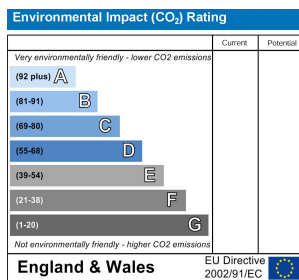
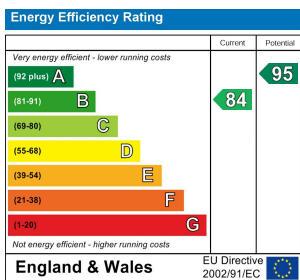
1ST FLOOR



2ND FLOOR



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