

# David Hawke

PROPERTY SERVICES

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Ref:- O125



## **PLOT THREE, OLD GATEFORD ROAD, WORKSOP, NOTTS.**

**Price £195,000**

**Opening Times: Monday, Wednesday & Friday 9 am to 5.30 pm – Tuesday  
& Thursday 9 am to 7 pm – Saturday 9 am to 2 pm – Sunday 10 am to  
12pm**

CHARTERED VALUATION SURVEYORS,  
AUCTIONEERS & ESTATE AGENTS

Principal David J.M. Hawke FRICS, - Chartered Surveyor. Associate: Val Casey

## DESCRIPTION

SITUATED ON THIS EXCLUSIVE DEVELOPMENT OF APPROXIMATELY TEN HIGH QUALITY HOMES IN A SUPERB POSITION SITUATED ON THE OLD GATEFORD ROAD, WHICH IS NOW A RESIDENTIAL CLOSE, THIS DEVELOPMENT COMPRISES ARCHITECT DESIGNED PROPERTIES OF DIFFERENT STYLES AND SIZE, INCLUDING THREE BED SEMI DETACHED HOUSES, MEWS STYLE PROPERTIES, LARGER DETACHED PROPERTIES ETC. THIS IS A SELF CONTAINED DEVELOPMENT, WITH AN ADJOINING MEADOW- THE PURCHASERS OF EACH OF THESE PROPERTIES WILL ULTIMATELY BECOME DIRECTORS OF A COMPANY FOR THE MANAGEMENT OF THE ADJOINING MEADOW (DETAILS TO BE CONFIRMED BY SOLICITORS). THE PROPERTIES ENJOY A SUPERB LOCATION UTILISING THE LANDSCAPE AND CONTOURS OF THE SITE TO FULL ADVANTAGE.

THE PROPERTIES WILL BE BACKED BY EITHER AN NHPC GUARANTEE OR ARCHITECT SUPERVISE CONSTRUCTION CERTIFICATE AND ARE BUILT TO AN EXCELLENT STANDARD AND WITH IMAGINATIVE DESIGNS AND MODERN, EFFICIENT HEATING SYSTEM, EXCELLENT STYLISH KITCHENS, BATHROOMS ETC.

OLD GATEFORD ROAD IS A MINUTES' DRIVE FROM WORKSOP BYPASS, WITHIN CLOSE PROXIMATELY AND ACCESS OF PRIMARY SCHOOLS, THE SHOPPING CENTRE OF RAYMOTH LANE, 5/10 MINUTES' TO SAINSBURYS AND TESCOS ETC, APPROX. 30 MINUTE DRIVE FROM SHEFFIELD, ROTHERHAM AND 10-15 MINUTES' FROM BOTH THE A1/ M1 INTERSECTIONS.

THE DEVELOPMENT IS SITUATED IN A SOUGHT AFTER PART OF WORKSOP TO THE NORTH OF THE TOWN.

SITUATED IN THE DEVELOPMENT, PLOT THREE IS A STONE BUILT AND TIMBER CLAD THREE BED SEMI DETACHED HOUSE WITH FULL WOODEN DOUBLE GLAZING, GAS FIRED CENTRAL HEATING FROM A COMBI BOILER, WELL DESIGNED ACCOMMODATION.





## ACCOMMODATION

### ENTRANCE HALL

Cloaks cupboard.

### DOWNSTAIRS TOILET

Low flush w/c, pedestal wash basin, mixer tap, tiled splash back, central heating radiator, extractor fan and inset lighting to the ceiling.



**REAR LOUNGE/ DINING ROOM** 7.04m x 4.01m reducing to 3.07m in the dining area (23' 1'' x 13' 2'' reducing to 10' 1'')

#### Lounge area

Central heating radiator.

#### Dining area

Central heating radiator, under stair store place and single French window opening onto the rear West facing patio and garden.



**KITCHEN 3.1m x 2.77m (10' 2" x 9' 1")**

Stainless steel double bowl sink unit, mixer tap, drawers, cupboards, worktops, high level cupboards, five burner gas hob, extractor above, integrated CDA oven, integrated CDA grill/ microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, tiling to splash backs, central heating radiator and cupboard housing Ideal Logic gas combi central heating boiler.



**ON THE FIRST FLOOR**

**LANDING**

Storage cupboard and central heating radiator.

**REAR BEDROOM ONE** 4.04m x 3.86m reducing to 2.69m (13' 3'' x 12' 8'' reducing to 8' 10'' )

Central heating radiator.



**REAR BEDROOM TWO** 3.33m x 3.4m reducing to 3.07m (10' 11'' x 11' 2'' reducing to 10' 1'')

Central heating radiator and feature roof light.



**BEDROOM THREE** 3.1m x 2.77m (10' 2'' x 9' 1'')

Central heating radiator.



**QUALITY BATHROOM**

Four piece suite, panel bath, mixer tap, separate fully tiled shower cubicle, mixer shower, pedestal wash basin, low flush w/c, fully tiled walls, vertical chrome towel rail/ radiator, inset lighting to the ceiling, electric shaver point and extractor.







## **OUTSIDE**

### **To the front**

Paved path continuing down the side to the rear.

### **To the rear**

Good sized rear garden area facing West, paved patio area, outside lighting, store place and outside power point.



### **CAR PORT 6.66m x 3.38m (21' 10" x 11' 1")**

Car pull on space- stone built and feature cedar clad.



**Viewing  
Arrangements**

Contact the Agents, 01909 531450

**Awaiting Energy Performance Certificate**



# Free Valuation without Obligation

Now is probably the best time to take advantage of a free valuation and marketing advice on your home (Worksop and district), by a qualified person and without any obligation or charge. Telephone (01909) 531450 for an appointment.

*We go the extra mile by demonstrating that we:-*

- 1) We are Open 7 Days a Week*
- 2) Offer a No Contract Tie in Period*
- 3) We are the ONLY agent advertising every week in the Worksop Guardian (your property will be advertised every fortnight)*
- 4) We provide upgraded listings and displays on major websites including Rightmove, Zoopla, OnTheMarket, David Hawke Property Services, property today*
- 5) Our Fees are All inclusive with no extra to pay*
- 6) We are General Practice Chartered Surveyors, Auctioneers and Estate Agents with fully trained staff*
- 7) We have an Associate Company 'The Mortgage Shop' – providing the best deal from the 'whole of market' with free advice without obligation or initial charge*
- 8) Finally, we guarantee a sale success or its No Sale – No Charge*
- 9) We provide a FREE EPC on instruction (subject to terms)*

**It's your successful sale or purchase at stake so please feel free to compare our service, and if selling no one is faster at getting your house on the market**

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**PLEASE NOTE: Some Photos may have been taken with a wide angled lens.**

## **FIXTURES & FITTINGS:**

Please note only the items specifically described in these particulars are included in the sale

## **SERVICES:**

David Hawke Property Services are Agents acting for the owner of this property.

We wish to make it clear that we have not checked any services\appliances including central heating etc., and prospective purchasers therefore should understand it is their responsibility if they wish to check services or appliances through contractors, engineers, surveyors etc. prior to exchanging contracts.

If a property is unoccupied at anytime the purchaser should note there may be reconnection charges for any switched off\disconnected or drained services or appliances.

## **INFORMATION PROVIDED IN THIS BROCHURE:**

We endeavour to make our Sales Details accurate and reliable but they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees or consultants have authority to make or give any representation or warranty in relation to the property. All statements therefore contained in these particulars with regard to this property are made without responsibility on the part of David Hawke Property Services or the vendors or lessors.

If there is any point which is of particular importance to you prior to viewing and you require further clarification please contact us. This may be particularly important if you are travelling some distance to view.

We would recommend that information we provide about the property is confirmed by yourself on inspection or by your advisors, conveyancer, surveyor etc. The information may have been prepared sometime ago and measurements on the property are approximate only (probably only accurate within about 6 inches) and are for guidance purposes and should not be relied upon as accurate. This means that you should verify the dimensions carefully before ordering carpets or any built in furniture for example.

David Hawke Property Services are Chartered Surveyors and Estate Agents and are members of the The Property Ombudsman (TPO), which is part of our complaints handling procedure within our company. Any complaints should initially be addressed to David Hawke Property Services.

## **AT DAVID HAWKE PROPERTY SERVICES:-**

**\*WE AIM TO BE DIFFERENT!**

**\*CLIENTS BUYING AND SELLING HOMES NEED GUIDANCE**

**\*THIS IS GIVEN BY US FREE AND WITHOUT OBLIGATION**

**At David Hawke Property Services OUR AIM IS TO MAKE BUYING AND SELLING HOMES AS STRAIGHT FORWARD AND AS SUCCESSFUL AS POSSIBLE.**

To do this you need to talk to us with any offer or concerns and we in turn will keep the owner fully informed. We will update you and help you in anyway to successfully purchase your new home. Telephone us today on 01909 531450

THE SUCCESSFUL SELLING TEAM - PAST, PRESENT AND FUTURE!!

**PLEASE SEE BACK PAGE**



## **NEIL MILLS @ “THE MORTGAGE SHOP”**

The Mortgage Shop is a “ONE STOP” source for all mortgages and insurances and provides totally unbiased and impartial advice without obligation. This is the easiest way to ensure you are matched with the most suitable mortgage over the years to come.

Ask to see The Mortgage Shop or Telephone 01909 531450 for us to put you in touch.

*Giving you the best  
advice also helps us to  
make sure your new  
home purchase  
proceeds as smoothly  
as possible!*

Please Note:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**









David  
**Hawke**  
Property Services

[www.davidhawke.co.uk](http://www.davidhawke.co.uk)

# We get results!

**SOLD**

SUBJECT TO CONTRACT

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- Open 7 Days a Week and Late Nights
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- Total commitment from people who own the business and who's reputation depends on it
- Best sale price and best chance to move



David Hawke  
Principal Valuer



Val Casey  
Associate/Sales Manager



Donna Clarke  
Valuations & Sales Advisor



Tom Lavin  
Assistant to The Mortgage Shop and Sales Advisor



Becky Walters  
General Admin and PA



Aimee Sikes  
Sales Admin and Progression



Neil Mills  
Independent Mortgage Advisor for The Mortgage Shop



Ian Rushton  
Accompanied Viewer

## Talk to us now

Together we'll make it happen



**RICS**



The Property  
Ombudsman

84 Bridge St, Worksop, Notts S80 1JA • Chartered Valuation Surveyors, Auctioneers & Estate Agents

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