



14 YELLOWHAMMER DRIVE WORKSOP, S81 8WD

£360,000
FREEHOLD

For sale WITH NO UPPER CHAIN. This fabulous four bedroom detached family home which has been upgraded by the current vendors offering generous yet versatile living accommodation. The property is extremely well presented throughout with contemporary fittings. The accommodation in brief comprises of a spacious entrance hallway with a modern solid oak staircase with glass balustrade, Well proportioned living room, separate dining room with under floor heating, quality breakfast kitchen, utility room and downstairs WC. On the first floor are four good sized bedrooms, luxury en-suite shower room and recently fitted four piece family bathroom. Outside is an open plan garden, block paved driveway with parking for two vehicles, gate access to an attractive low maintenance garden with an extensive paved seating areas with a log store and pizza oven, rear driveway with parking for a further two vehicles leading to a detached double garage with a remote control electric door. Early viewing is highly recommended. No upper chain.

Kendra
Jacob

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14 YELLOWHAMMER DRIVE

• BEAUTIFULLY PRESENTED & UPGRADED 4 BEDROOM
DETACHED FAMILY HOME • TWO RECEPTION
ROOMS • UTILITY ROOM & DOWNSTAIRS WC • QUALITY
FITTED BREAKFAST KITCHEN • FOUR WELL PROPORTIONED
BEDROOMS • LUXURY RECENTLY FITTED EN-SUITE & FAMILY
BATHROOM • TWO DRIVEWAYS • OVER SIZED DETACHED
DOUBLE GARAGE WITH ELECTRIC ROLLER DOOR • MUCH
SOUGHT AFTER LOCATION OF GATEFORD IN
WORKSOP • CLOSE TO LOCAL SCHOOLS, AMENITIES, A1 & M1
MOTORWAY LINKS



LOCATION

Gateford – The property lies in the popular and well served area of Gateford in the popular Nottinghamshire market town of Worksop which is known as the "Gateway to The Dukeries", because of its proximity to former Ducal estates such as Clumber House, Thoresby Hall, Welbeck Abbey and Worksop Manor. Nearby amenities within walking distance is ASDA and Tesco supermarkets, numerous convenience stores, Gateford Park and St John's C of E primary schools and the popular Outwood Academy. A short car journey takes you into Worksop Town Centre where further secondary schooling and shopping opportunities are widely available.

ENTRANCE HALLWAY

Having a front facing composite entrance door leading into the welcoming entrance hallway, front facing UPVC double glazed window, recently fitted quality flooring, under stair storage cupboard, modern vertical central heating radiator, power points, solid oak staircase with glass balustrades & LED lighting leading to the first floor landing and solid oak doors giving access to the ground floor accommodation.

DOWNSTAIRS WC

Comprising in white of a low flush WC, vanity hand wash basin with tiled splash backs, towel central heating radiator, recently fitted quality flooring, electric extractor fan and a front facing obscure UPVC double glazed window.

BREAKFAST KITCHEN

A quality fitted breakfast kitchen having a range of wall and base units with complementary roll edged work surfaces with matching splash backs, sink unit with mixer tap, fitted fan assisted electric double oven, four ring induction hob

with an electric extractor fan set above, integrated dish washer, space for a free standing American style fridge freezer, cast iron style central heating radiator, tiled flooring, downlighting to the ceiling, ceiling speaker system, power points, rear and side facing UPVC double glazed windows and a door giving access to the utility room.

UTILITY ROOM

Having a range of wall and base units, roll edged work surfaces with matching splash backs, plumbing for an automatic washing machine, space for a free standing tumble dryer, wall mounted combination central heating boiler set behind matching cupboard fronts central heating radiator, tiled flooring, power points and a rear facing composite entrance door.

LIVING ROOM

A well proportioned living room, front facing UPVC double glazed window, rear facing UPVC double glazed windows and French doors opening out into the rear garden, coving to the ceiling, modern vertical central heating radiator, recently fitted quality flooring, power points and TV point.

DINING ROOM

Having oak double doors leading into the dining room, front facing UPVC double glazed window, modern vertical central heating radiator, downlighting to the ceiling, recently fitted quality flooring with electric underfloor heating, TV point and power points.

FIRST FLOOR LANDING

Having a solid oak with glass balustrade gallery landing, two sun tunnel skylights, central heating radiator, storage cupboard, power points and solid oak doors giving access to the first floor accommodation.

MASTER BEDROOM

An attractive bedroom, rear facing tilt and turn UPVC double glazed window, quality high gloss fitted wardrobes to one wall with motion sensor lighting, central heating radiator, power points, TV point and a door giving access to the en-suite shower room.

EN-SUITE SHOWER ROOM

A recently fitted luxury suite in white comprising of a double walk in shower unit with a mains run waterfall shower with separate attachment, wall hung hand wash basin, wall hung low flush WC, fully tiled to the walls, tiled flooring, chrome towel radiator, downlighting to the ceiling, mood lighting mirror, shaver point, electric extractor fan and a rear facing obscure UPVC double glazed window.

BEDROOM TWO

A second double bedroom, front facing UPVC double glazed tilt and turn window, central heating radiator, quality fitted high gloss wardrobes and shelving, power points and TV point.

BEDROOM THREE

A third double bedroom, rear facing UPVC double glazed window, central heating radiator, covering to the ceiling, fitted double wardrobes to one wall, power points and TV point.

BEDROOM FOUR

A good sized fourth bedroom, front facing UPVC double glazed window, central heating radiator, fitted unit to one wall, power points and TV point.

FOUR PIECE FAMILY BATHROOM

A luxury four piece bathroom suite comprising of a

freestanding bath, walk in shower unit with a mains run waterfall shower, with a separate attachment, wall hung vanity hand wash basin, low flush WC, tiled to the walls, tiled flooring, towel central heating radiator, shaver point and a front facing obscure UPVC double glazed window.

OUTSIDE

To the front of the property is an extensive open plan block paid driveway with parking for several vehicles and gate access to the rear of the property.

To the rear of the property is an attractive low maintenance enclosed garden, artificial grass, low maintenance borders, paved patio seating area and path leading to the side of the property.

To the side of the property is a further block paved seating area with log store, pizza oven and side gate giving access to the rear of the property where there is a double driveway with parking for two vehicles which in turn leads to the oversized double garage.

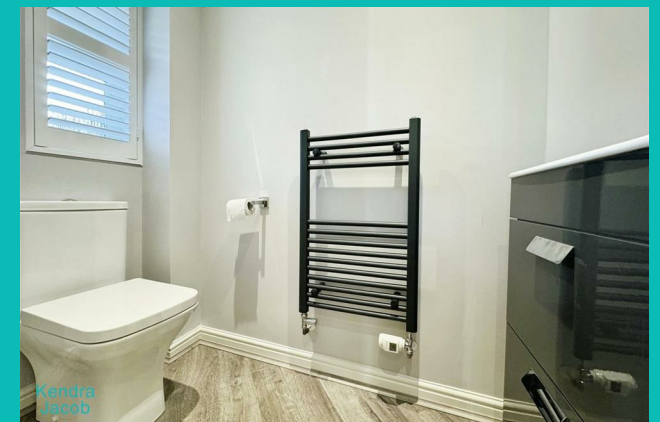
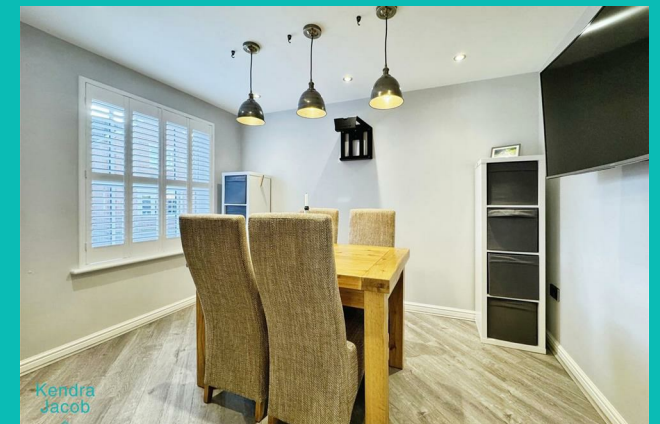
DOUBLE GARAGE

An oversized detached double garage, fitted wall units, side entrance composite entrance door, electric vehicle charger (podpoint charger), recently re-wired, light and a remote control electric door, professional alarm system.

AGENTS NOTE

The property has an alarm system fitted to the house and garage.

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ADDITIONAL INFORMATION

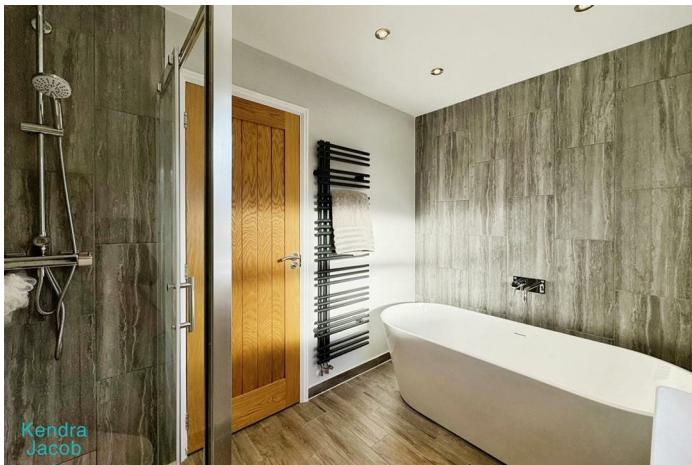
Local Authority – Bassetlaw

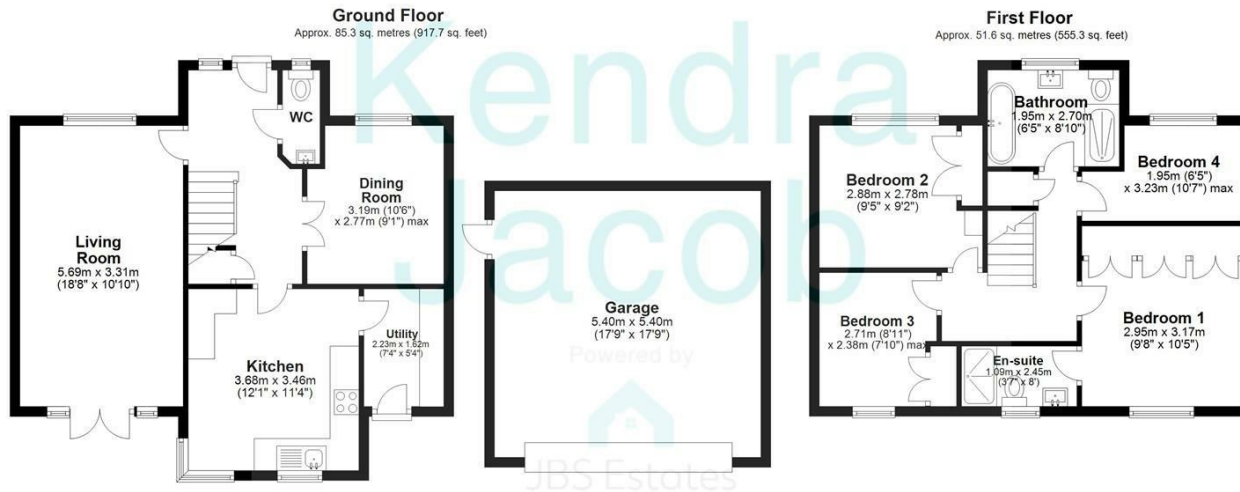
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 136.8 sq. metres (1473.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(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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