



## 4 GATEFORD TOLL BAR WORKSOP, S81 8AG

**£425,000**  
**FREEHOLD**

\*\*\*\*\*GUIDE PRICE £425,000 - £450,000\*\*\*\*\*

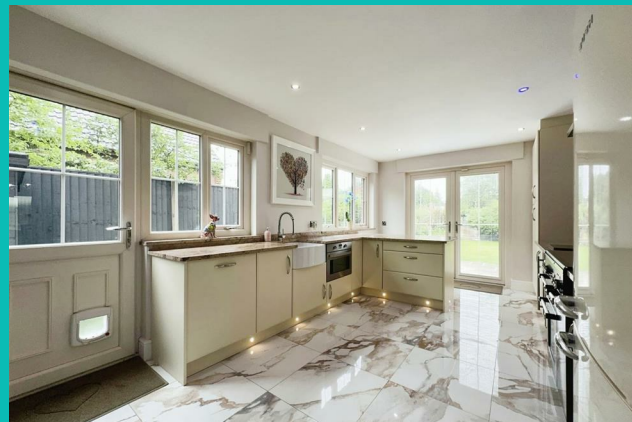
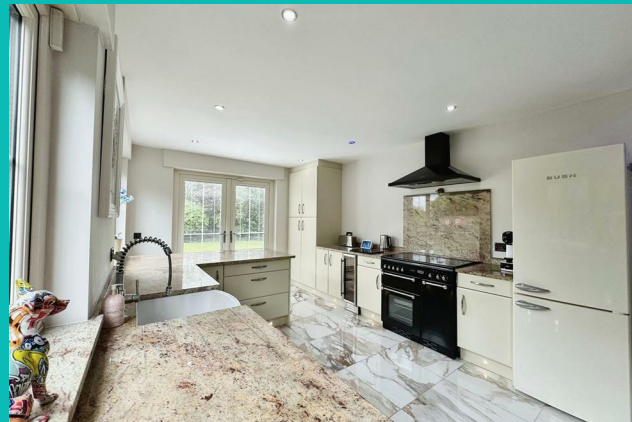
A beautifully presented four bedroom detached family home, located within one of Worksop's prime locations. The property boasts stunning living accommodation finished to an impeccable standard throughout, offering generous yet versatile living accommodation. The accommodation briefly comprises of a welcoming entrance hallway with a beautiful staircase rising to the first floor downstairs, living room with a featured fire place, separate dining room, conservatory, stunning high quality fitted kitchen with an assortment of built in appliances and breakfast bar, utility room and a luxury downstairs shower room. The first floor sees four generous sized bedrooms and a luxury four piece family bathroom suite. Externally the property is approached by electric gated entrance leading to a block paved driveway with parking for several vehicles, beautiful front garden and gate access to the private beautifully maintained rear garden with two garden sheds, dog kennel and a fantastic entertainment room with bar.

**Kendra  
Jacob**

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# 4 GATEFORD TOLL BAR

• GUIDE PRICE £425,000 -£450,000 • FINISHED TO THE HIGHEST OF STANDARD THROUGHOUT • SPACIOUS RECEPTION ROOMS & CONSERVATORY • IMPRESSIVE OPEN PLAN BREAKFAST KITCHEN • UTILITY ROOM/LUXURY DOWNSTAIRS SHOWER ROOM • FOUR DOUBLE BEDROOMS • LUXURY FOUR PIECE BATHROOM SUITE • ELECTRIC GATES/LARGE BLOCK PAVED DRIVEWAY • BEAUTIFULLY MAINTAINED GARDENS/ENTERTAINMENT ROOM • EXTREMELY SOUGHT AFTER LOCATION



## LOCATION

This 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 well appointed and decorated entrance hallway, central heating radiator, dado rail to the walls and doors giving access to the living room breakfast kitchen and dining room.

## LIVING ROOM

A beautiful well appointed and decorated living room, front facing UPVC double glazed window, coving into the ceiling, natural wood flooring, two central heating radiators, power points, TV point, featured tiled wall and the focal point of this room is a beautiful featured fireplace.

## BREAKFAST KITCHEN

Having an extensive range of base units with complimentary granite work surfaces incorporating a ceramic sink unit with mixer tap, space for freestanding

range cooker with an electric extractor fan, integrated dishwasher, microwave, wine cooler and fridge freezer, LED kick board lighting, breakfast bar, down lighting to the ceiling, power points, two side facing UPVC double glazed windows and entrance door leading out into the garden, front facing double glazed French doors leading into the front garden and beautiful ceramic tiled flooring continuing through into the utility room.

## UTILITY ROOM

Comprising of a range of wall units with complimentary granite works incorporating a stainless steel sink unit with mixer tap, space for freestanding washing machine and tumble dryer, which is sat behind matching cupboard, downlighting into the ceiling, power points, side face and UPVC double glazed window and ceramic tiled floor covering continuing through into the downstairs shower room.

## DOWNSTAIRS SHOWER ROOM

A stunning suite comprising of a double shower unit with a main run shower, vanity hand wash basin with bespoke units, low flush WC, downlighting to the ceiling, electric extractor fan, cast iron effect central heating radiator, fully tiled to the walls and a rear facing UPVC double glazed window.

## DINING ROOM

An attractive dining room, rear facing UPVC double glazed window, two central heating radiators, laminated flooring, power points and a UPVC glazed entrance door leading into the conservatory.

### CONSERVATORY

A good sized conservatory, half dwarf wall, UPVC double glazed windows, rear facing UPVC double glazed French doors opening into the rear garden, central heating radiator, laminated wood flooring, power points and TV point.

### FIRST FLOOR LANDING

A spacious landing, side facing UPVC double glazed window, central heating radiator, dado rail to the wall, spindle balustrades, power points and doors giving access to four bedrooms and the family bathroom.

### MASTER BEDROOM

A light and airy master bedroom, front and side facing UPVC double glazed windows, central heating radiator, power points, TV point, laminated wood flooring and a range of quality fitted furniture to one wall.

### BEDROOM TWO

A generous sized second bedroom side facing UPVC double glazed window, central heating radiator, power points and an extensive range of mirrored wardrobes one wall.

### BEDROOM THREE

An attractive double bedroom, front facing UPVC double glazed window, central heating radiator and power points.

### BEDROOM FOUR

A fourth double bedroom currently being used as an office, side facing UPVC double glazed window, central heating radiator and power points.

### FAMILY BATHROOM

A luxury four piece suite in white comprising of a freestanding bath, corner walk in shower unit with mermaid style splashbacks and a mains run waterfall shower with separate attachment, vanity hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, cast iron effect central heating radiator and a rear facing UPVC double glazed window.

### ENTERTAINMENT ROOM

Having a wall mounted electric modern fire, drinks bar, none slip flooring, power and lighting.

### OUTSIDE

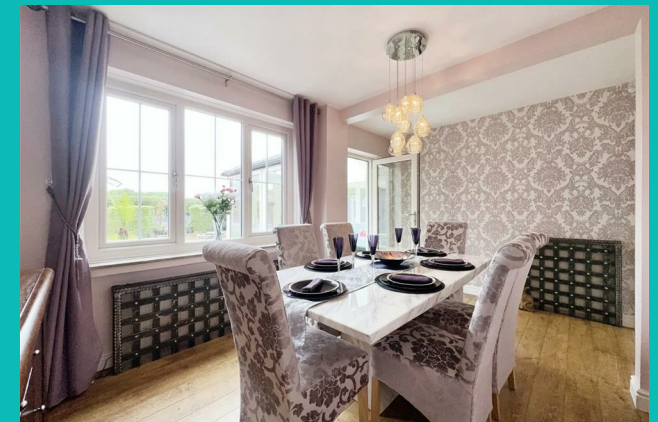
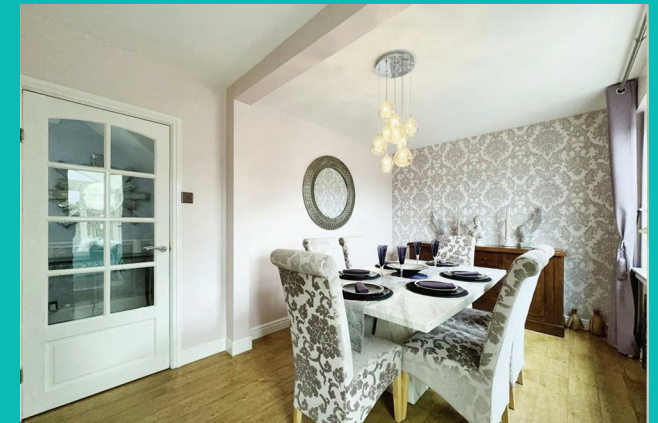
To the front of the property is a larger than average enclosed front garden, mainly laid to lawn with well stocked borders, electric gates given access to a block paved driveway with a further gate leading to the rear of the property.

To the rear of the property is a low maintenance and closed private garden, paved patio seating areas, water feature, two garden sheds, pergola, dog kennel with enclosed run, outside power sockets, lighting and water tap, access into the garage which is now used as an entertainment room.

### AGENTS NOTE

The property is fitted with CCTV  
Solar panels which are rented through a shade greener  
Oil central heating  
Septic tank

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### ADDITIONAL INFORMATION

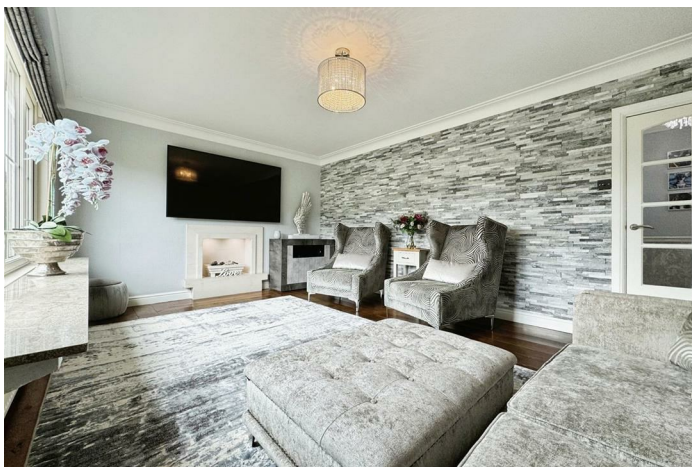
**Local Authority** – Bassetlaw

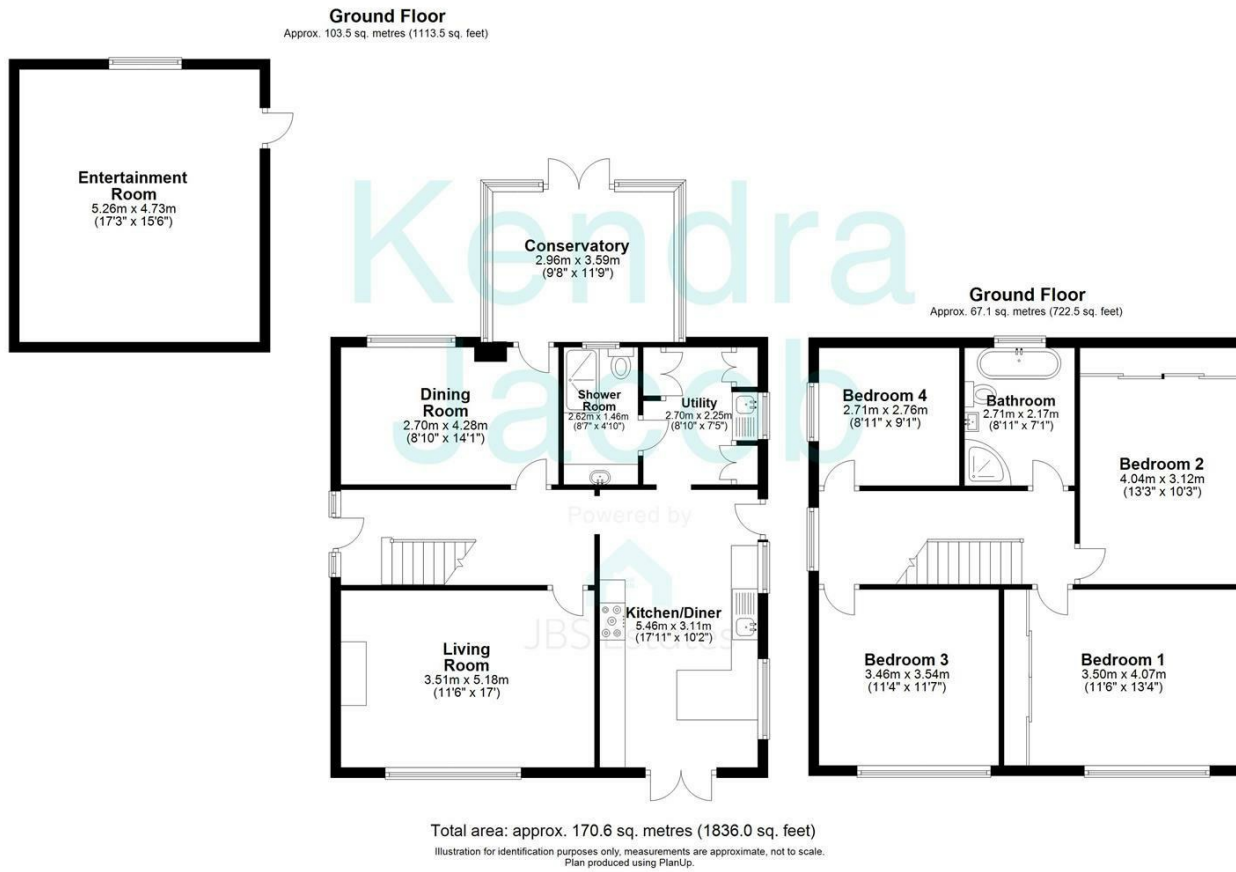
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1836.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	84
	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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