



4 GATEFORD GARDENS WORKSOP, S81 7HH

£140,000
FREEHOLD

For sale is this immaculately presented two bedroom semi detached home, situated in a much sought after location, close to local schools, shops, amenities, A1 and M1 motorway links

This property features a welcoming entrance hallway leading to a tastefully decorated living/dining room with laminated wood flooring and an open staircase. The modern kitchen includes high-gloss units, integrated appliances, and access to the rear garden. Upstairs, the landing leads to two double bedrooms and a fully tiled bathroom with a shower and bath. Outside, there is a block-paved driveway with parking for up to three vehicles, a detached garage, and an enclosed low-maintenance rear garden with a large garden shed equipped with light and power.

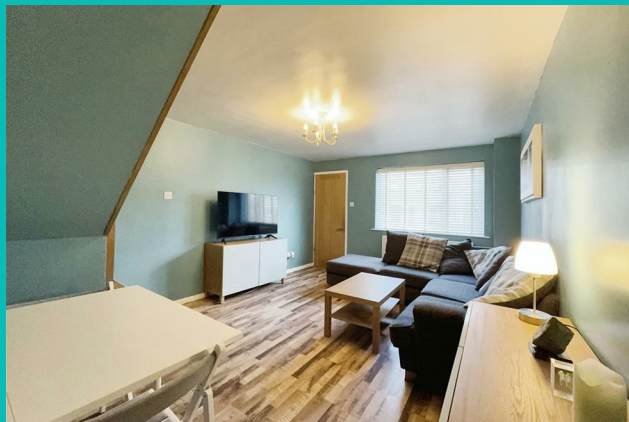
**Kendra
Jacob**

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4 GATEFORD GARDENS

- IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED HOME • ENTRANCE HALLWAY • WELL APPOINTED AND DECORATED LIVING DINING ROOM • QUALITY FITTED MODERN HIGH GLOSS KITCHEN WITH FITTED APPLIANCES • TWO DOUBLE BEDROOMS • THREE PIECE BATHROOM SUITE • ATTRACTIVE LOW MAINTENANCE ENCLOSED REAR GARDENS • LARGE SHED WITH LIGHT AND POWER • DETACHED GARAGE & PARKING FOR THREE VEHICLES • MUCH SOUGHT AFTER LOCATION OF WORKSOP



ENTRANCE HALLWAY

A side-facing UPVC double-glazed entrance door leads into the hallway, which features laminated wood flooring. A door provides access to the living and dining room.

LIVING DINING ROOM

Tastefully decorated, this room includes a front-facing UPVC double-glazed window, a central heating radiator, and laminated wood flooring. There is an open staircase leading to the first-floor landing, along with power points, a TV point, and a door to the modern fitted kitchen.

KITCHEN

The modern kitchen is fitted with a range of high-gloss wall units and complementary work surfaces. It features a circular stainless steel sink with a mixer tap and integrated appliances, including an electric oven, gas hob with electric extractor fan, microwave, fridge freezer, and washing machine. The kitchen also has laminated wood flooring, a central heating radiator, ceiling downlights, power points, and a rear-facing UPVC double-glazed window and door leading to the garden.

FIRST FLOOR LANDING

The landing provides access to the loft space and features a side-facing UPVC double-glazed window, central heating radiator, ceiling downlights, and doors leading to two bedrooms and the bathroom.

BEDROOM ONE

This spacious master bedroom includes a rear-facing UPVC double-glazed window, a central heating radiator, an over-stairs storage cupboard, and power points.

BEDROOM TWO

A second double bedroom with a front-facing UPVC double-glazed window, central heating radiator, over-stairs storage cupboard, ceiling downlights, and power points.

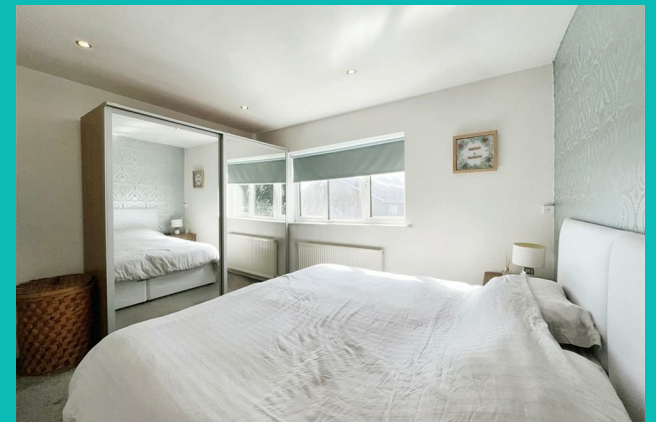
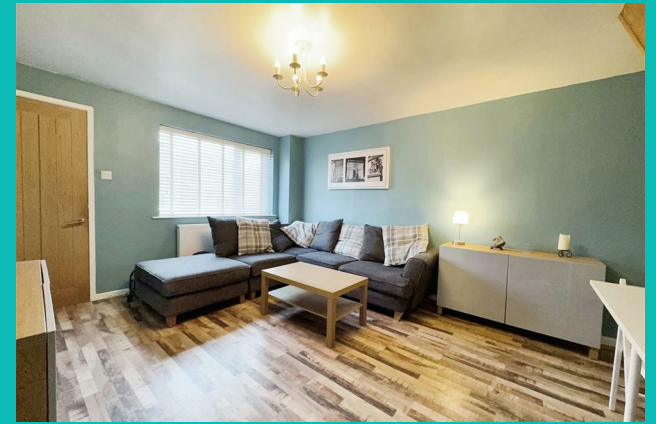
FAMILY BATHROOM

The bathroom suite comprises a white three-piece set, including a panel bath with shower mixer tap and glass shower screen, a vanity hand wash basin, and a low-flush WC. The walls are fully tiled, and the room includes ceiling downlights, an electric extractor fan, a central heating radiator, laminated wood flooring, and a front-facing obscure UPVC double-glazed window.

OUTSIDE

The front of the property features a block-paved driveway with parking for one vehicle, in addition to a detached garage with parking space for two more vehicles. The rear of the property offers an enclosed, low-maintenance block-paved garden, outside lighting, a water tap, and a large wooden garden shed (12' x 8') with light and power.

4 GATEFORD GARDENS





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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

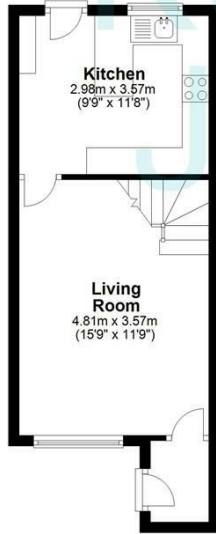
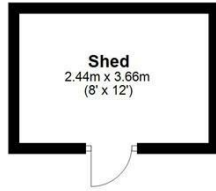
Viewings – By Appointment Only

Floor Area – 720.30 sq ft

Tenure – Freehold



Ground Floor
Approx. 38.9 sq. metres (418.5 sq. feet)



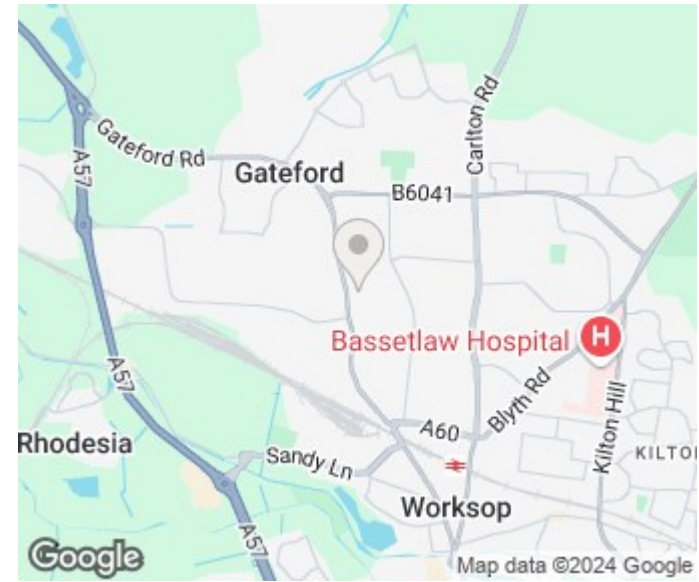
First Floor
Approx. 28.0 sq. metres (301.7 sq. feet)



Total area: approx. 66.9 sq. metres (720.3 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. _
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

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