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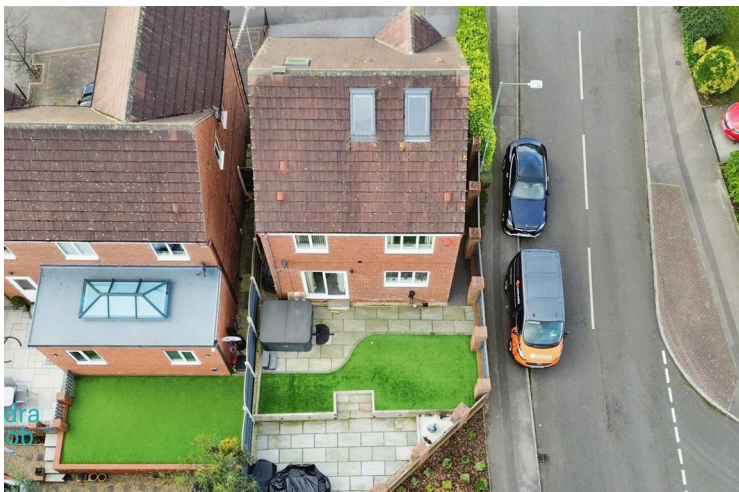


## 16 MONTFORD ROAD WORKSOP

**£280,000**  
**LEASEHOLD**

\*\*\*\*\* GUIDE PRICE- £280,000-£300,000 \*\*\*\*\*

For sale is this beautifully presented and upgraded four bedroom detached family home, benefiting from a loft conversion. The property is situated in a much sought after location of Ashes Park, Gateford in Worksop, close to local schools amenities, A1 & M1 motorway links. In brief comprising of an entrance porch, entrance hallway, downstairs WC, quality breakfast kitchen, utility room, living room and dining room. On the first floor are four bedrooms, en-suite shower room, family bathroom and a staircase leading to the attic conversion. Outside is a new resin driveway with parking for 3 vehicles which leads to the integral garage and gate access to a superb landscaped enclosed rear garden. Early viewing is highly recommended. Leasehold property 978 years left remaining £80.00 per annum



- BEAUTIFUL PRESENTED & UPGRADED 4 BEDROOM DETACHED FAMILY HOME • LOFT CONVERSION WHICH COULD BE USED AS A FIFTH BEDROOM & DRESSING ROOM

## LOCATION

LocationThe 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 PORCH

The property is entered via a front facing composite entrance door into the entrance porch,the porch has a central heating radiator and a door giving access into the entrance hallway.

## ENTRANCE HALLWAY

A well appointed and decorated entrance hallway, coving to the ceiling, central heating radiator, vinyl laminate effect floor covering, spindle staircase leading to the first floor landing and doors giving access to the breakfast kitchen, living room, dining room, downstairs WC and integral

## LIVING ROOM

A well proportioned living room, coving to the ceiling, central heating radiator, power points,TV point and rear facing UPVC double glazed patio doors leading out onto a paved patio seating area of the garden.

## BREAKFAST KITCHEN

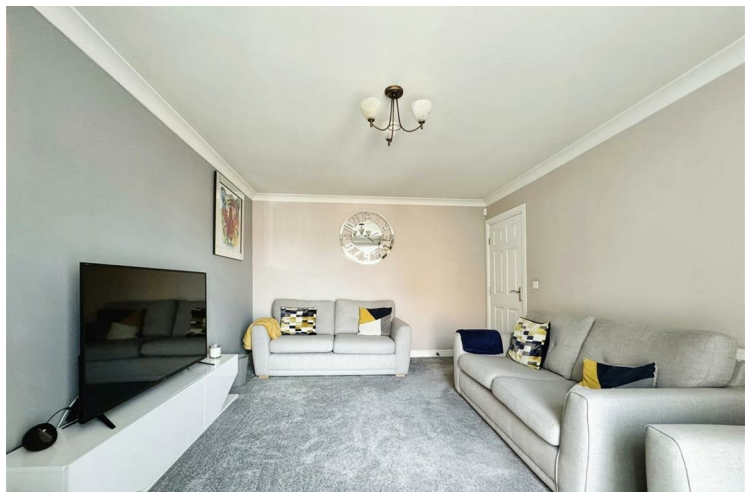
A recently fitted breakfast kitchen comprising of a range of wall and base units with complimentary work surfaces incorporating a sink unit with mixer tap, fitted double oven, induction hob with an electric extractor fan set above, space for a freestanding fridge freezer, modern style splashbacks, tiled flooring, central heating radiator, rear facing UPVC double glazed window, power points and a door giving access into the utility room.

## UTILITY ROOM

Wall and base units with complimentary work surfaces and splash-backs, space and supply for a washing machine, electric extractor fan, tiled flooring, central heating radiator and a side facing UPVC double glazed entrance door leading out into the garden.

## DINING ROOM

Front facing UPVC double glazed windows, coving to the ceiling, central heating radiator, laminate effect floor covering, power points and telephone point.



- RECENTLY FITTED QUALITY KITCHEN & UTILITY ROOM • TWO RECEPTION ROOMS • DOWNSTAIRS WC • MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

## DOWNSTAIRS WC

Comprising of a white low flush WC, pedestal hand wash basin with tiled splash-backs, central heating radiator, vinyl laminate effect floor covering and a side facing obscure UPVC double glazed window.

## FIRST FLOOR LANDING

Side facing UPVC double glazed window, central heating radiator, staircase leading to the second floor attic conversion and doors giving access to four bedrooms and the family bathroom.

## BEDROOM ONE

An attractive master bedroom with a rear facing UPVC double glazed window, central heating radiator, power points and a door giving access to the en-suite shower room.

## EN-SUITE SHOWER ROOM

Comprising of a white walk-in corner shower unit with a main fed shower, wall hung hand wash basin, low flush WC, fully tiled to the walls, tile effect vinyl floor covering, chrome towel radiator, electric extractor fan and a side facing obscure UPVC double glazed window.

## BEDROOM TWO

A spacious second bedroom have a front facing UPVC double

glazed window, central heating radiator and power points.

## BEDROOM THREE

A third double bedroom, front facing UPVC double glazed window, central heating radiator and power points.

## BEDROOM FOUR

A good size fourth bedroom, UPVC double glazed window, central heating radiator and power points.

## FAMILY BATHROOM

A three-piece suite in white comprising of a panel bath with mains fed shower over with a shower mixer tap and glass shower screen, pedestal hand wash basin, low flush WC, partly tiled to the walls, vinyl floor covering, central heating radiator and a side facing obscure UPVC double glazed window.

## ATTIC CONVERSION

Accessed via stairs leading from the first floor up to the attic landing which could be used as a study, playroom or dressing room, with a front facing Velux window and a door giving access to the multi-purpose attic room.

The attic room could be used as a fifth bedroom and has two rear facing facing Velux windows, down lighting to the ceiling, central heating radiator, eves storage and power points.



- NEW RESIN DRIVEWAY WITH PARKING FOR 3 VEHICLES • STUNNING LANDSCAPED REAR GARDEN - INTEGRAL SINGLE GARAGE • SUPERB LOCATION OF GATEFORD IN WORKSOP • LEASEHOLD 978 YEARS REMAINING -£80.00 PA

## OUTSIDE

To the front of the property is a recently laid resin driveway with parking for three vehicles leading to the integral garage with up and over door, power and light and houses the wall mounted combination central heating boiler.

The rear of the property is accessed via a gate into an attractive landscaped garden, two paved patio seating areas, artificial grass, lighting, water tap and power points.

## GARAGE

An integrated garage which has been partitioned into two parts, the front part is used for storage and has an up and over door , power, light and has a door leading into the a multi purpose room and houses the wall mounted central heating boiler.





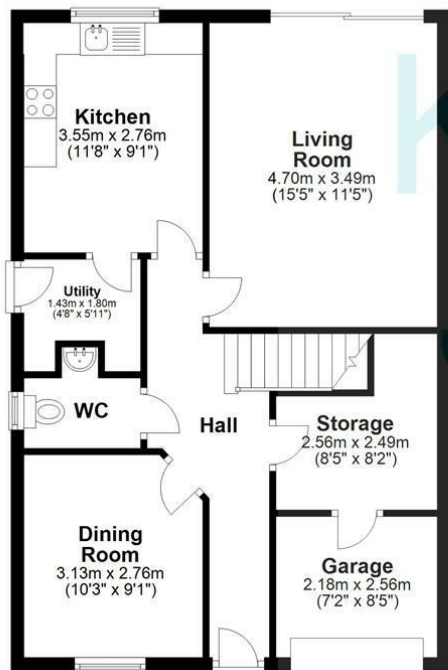
## Additional Information

**Local Authority** -  
**Council Tax** - Band D  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Leasehold

### Ground Floor

Approx. 62.3 sq. metres (671.0 sq. feet)



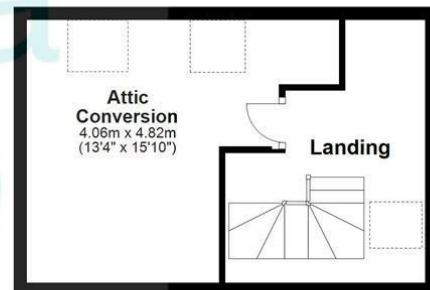
### First Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



### Second Floor

Approx. 24.9 sq. metres (268.5 sq. feet)



Total area: approx. 137.0 sq. metres (1474.7 sq. feet)



| 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 |         |                         |
|                                             | 69      | 73                      |
| 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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