



## 151 HARLEQUIN DRIVE WORKSOP, S81 7SP

**£220,000**  
**FREEHOLD**

For sale is this stunning, three bedroom semi detached family home, situated on a popular modern development of Gateford in Worksop, close to local shops, schools, amenities, A1 and M1 motorway links. This property features a welcoming entrance hallway leading to a charming living room with front and side-facing UPVC windows, a modern kitchen-diner with high-gloss units, integrated appliances, and French doors opening to an enclosed rear garden with a lawn and patio. The ground floor also includes a WC. Upstairs, the first-floor landing provides access to three bedrooms, including a luxurious master bedroom with an ensuite, a family bathroom with a three-piece suite, and a spacious storage cupboard. The front offers parking for two vehicles and gated access to the rear garden. This home combines modern finishes with practical living spaces.

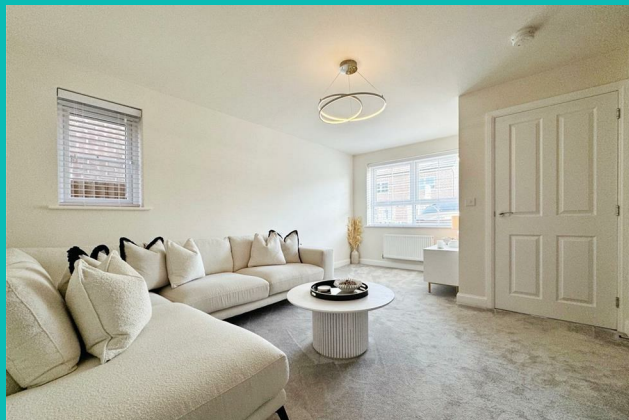
**Kendra  
Jacob**

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# 151 HARLEQUIN DRIVE

- Showroom standard three bedroom semi detached family home for sale
- Situated in the popular location of Gateford in Worksop
- Entrance Hallway: Front-facing composite door leading to a central hallway with access to the living room and WC.
- Living Room: Bright and stylish with UPVC double-glazed windows, feature wall storage, and staircase to the first floor.
- Kitchen-Diner: High-gloss units, integrated appliances, French doors to the rear garden, and ample storage.
- Downstairs WC: Low-flush WC, corner basin, tiled splashback, and extractor fan.
- Master Bedroom: Luxurious with front-facing window, central heating radiator, and ensuite shower room.
- Additional Bedrooms: Second double bedroom and versatile third bedroom, currently used as a dressing room.
- Family Bathroom: White three-piece suite with part-tiled walls, extractor fan, and obscure glazed window.
- Parking for two cars, enclosed rear garden with lawn and patio, and gated side access.



## ENTRANCE HALLWAY

Featuring a front-facing composite entrance door, opening into the hallway. The space includes a central heating radiator and doors providing access to the living room and downstairs WC.

## DOWNSTAIRS WC

Fitted with a low-flush WC, a corner handwash basin with tiled splashback, a central heating radiator, tiled flooring, ceiling-mounted downlights, and an electric extractor fan.

## LIVING ROOM

A charming and well-appointed living room, beautifully decorated, with front and side-facing UPVC double-glazed windows. The room includes a central heating radiator, a plan staircase leading to the first-floor landing, and a feature wall with integrated storage. A door provides access to the kitchen-diner.

## KITCHEN DINER

A spacious and modern kitchen-diner, featuring a quality range of high-gloss wall and base units with complementary work surfaces. The kitchen includes a stainless steel sink with a mixer tap, a fitted electric oven, a four-ring gas hob with an extractor fan above, an integrated dishwasher, and space for a freestanding fridge-freezer and washing machine. There are ceiling-mounted downlights, a rear-facing UPVC double-glazed window, and high-quality flooring that continues into the dining area. The dining space has rear-facing UPVC double-glazed French doors, a central heating radiator, and a large understairs storage cupboard.

## FIRST FLOOR LANDING

A spacious landing featuring spindle balustrades, a central heating radiator, a large storage cupboard, ceiling-mounted downlights, and access to the loft hatch. Doors lead to three bedrooms and the family bathroom.

## MASTER BEDROOM

A luxurious master bedroom with a front-facing UPVC double-glazed window, a central heating radiator, and a door leading to the ensuite shower room.

## EN-SUITE SHOWER ROOM

A high-quality suite in white, comprising a large walk-in shower with a mains-fed shower, a pedestal handwash basin with tiled splashback, a low-flush WC, partial tiling to the walls, tiled flooring, a central heating radiator, and a side-facing UPVC double-glazed window.

## BEDROOM TWO

A spacious double bedroom with a rear-facing UPVC double-glazed window and a central heating radiator.

## BEDROOM THREE

A versatile third bedroom, currently used as a dressing room, with a front-facing UPVC double-glazed window and a central heating radiator.

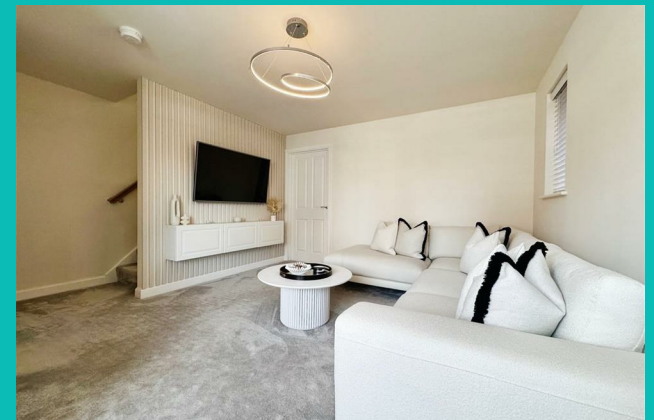
## FAMILY BATHROOM

A three-piece suite in white, comprising a panelled bath, a pedestal handwash basin, and a low-flush WC. The bathroom features part-tiled walls, tiled flooring, a central heating radiator, an electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

## OUTSIDE

At the front of the property, there is parking for two vehicles and gated access to the rear. The rear garden is enclosed, offering a good-sized space with a small paved seating area, lawned area, outside water tap and power .

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### ADDITIONAL INFORMATION

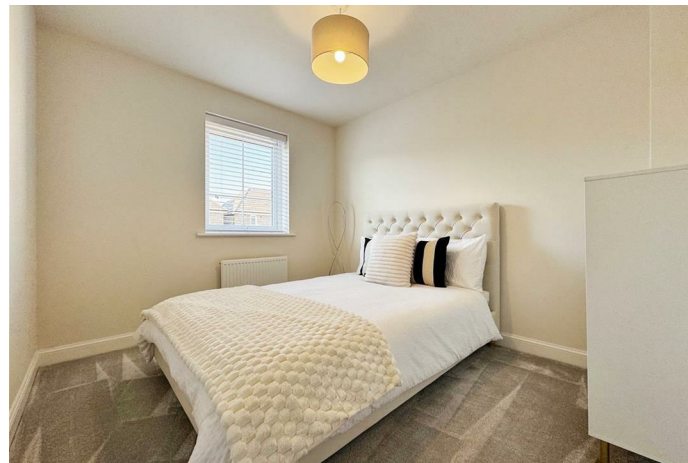
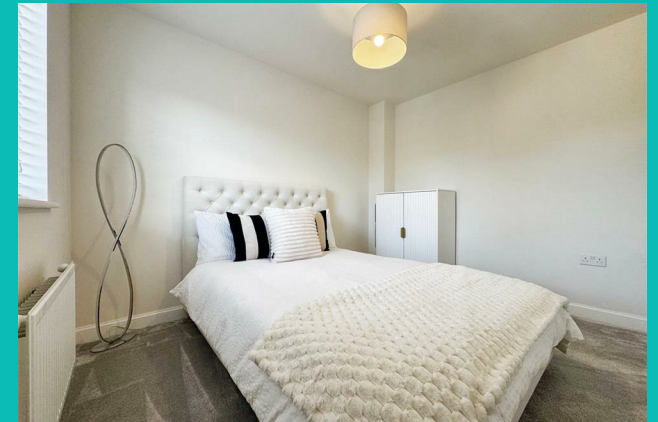
**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 780.70 sq ft

**Tenure** – Freehold



Approx. 34.8 sq. metres (375.0 sq. feet)



Approx. 37.7 sq. metres (405.7 sq. feet)

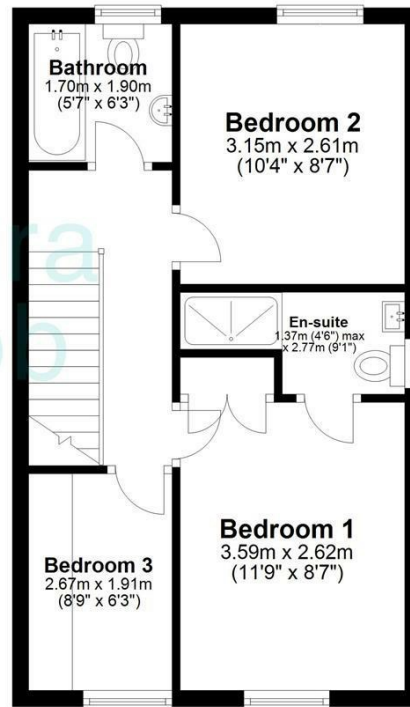
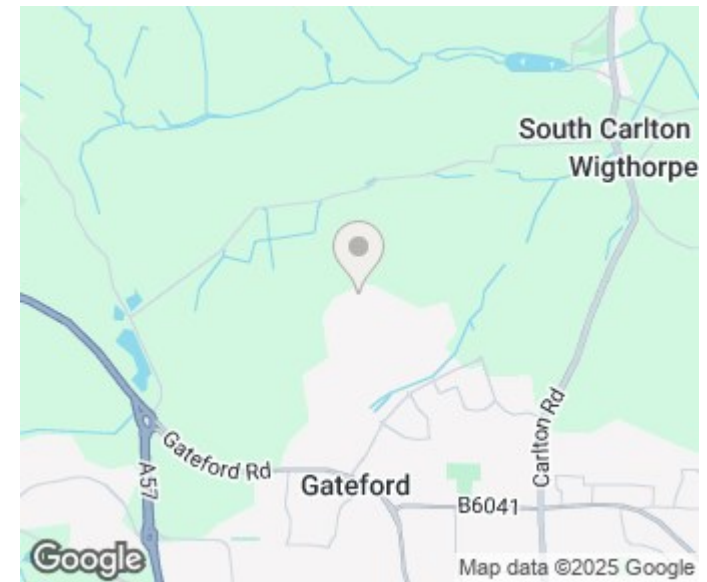



Illustration for identification purposes only, measurements are approximate, not to scale.   
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		84	96
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 	

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# Kendra Jacob

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