



109 HARLEQUIN DRIVE WORKSOP, S81 7SP

£250,000
FREEHOLD

***** GUIDE PRICE £250,000 - £270,000 *****

A well-presented, modern three-bedroom semi-detached family home, situated on the highly sought-after Gateford development in Worksop. Ideally located close to local shops, schools, and amenities, the property also benefits from excellent transport links with easy access to the A1 and M1 motorways.

This stylish home offers spacious and contemporary living throughout, featuring a welcoming entrance hallway, downstairs WC, attractive lounge, and a generous open-plan kitchen diner with integrated appliances and French doors opening onto the rear garden. The first floor comprises three well-appointed bedrooms, including a master with en-suite, and a luxurious family bathroom. Externally, the property boasts a double driveway to the front and a private, low-maintenance garden to the rear.

Perfect for families and professionals alike, this move-in ready home combines comfort, convenience, and modern design in a desirable location.

**Kendra
Jacob**

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109 HARLEQUIN DRIVE

• ****GUIDE PRICE £250,000 - £270,000**** • Modern and well-presented three-bedroom semi-detached family home • Located on the popular Gateford development in Worksop • Close to local shops, schools, and everyday amenities • Excellent transport links to the A1 and M1 motorways • Spacious open-plan kitchen diner with integrated appliances and French doors to the garden • Stylish lounge and welcoming entrance hallway with quality finishes throughout • Master bedroom with en-suite shower room and fitted wardrobes • Driveway parking for two vehicles and a private, low-maintenance rear garden • Offered with no upper chain – ideal for a swift and hassle-free purchase



ENTRANCE HALLWAY

A stylish and welcoming entrance hallway accessed via a high-quality composite front door. Featuring an elegant spindle staircase rising to the first-floor landing, a central heating radiator, and premium laminate wood flooring. Internal doors lead to the downstairs WC, lounge, and open-plan kitchen diner.

DOWNSTAIRS WC

Beautifully presented in white, comprising a pedestal wash basin with tiled splashback, low flush WC, quality laminate flooring, central heating radiator, and a front-facing obscure UPVC double glazed window.

LIVING ROOM

An elegantly proportioned and attractive living space with a front-facing UPVC double glazed window, central heating radiator, and a neutral, contemporary finish ideal for modern living.

OPEN PLAN KITCHEN DINER

A spacious and modern open-plan kitchen diner, perfect for both everyday living and entertaining. The kitchen features a stylish range of wall and base units with complementary worktops and an inset stainless steel sink with mixer tap. Integrated appliances include a fridge freezer and dishwasher, with space for a freestanding washing machine. A built-in electric oven and four-ring gas hob are complemented by a sleek electric extractor fan above. The rear-facing UPVC double glazed window, recessed ceiling spotlights, and high-quality laminate flooring enhance the space, which flows seamlessly into the dining area. The

dining area boasts UPVC French doors opening onto the rear garden, a central heating radiator, and a large under-stairs storage cupboard.

FIRST FLOOR LANDING

With a side-facing UPVC double glazed window, spindle balustrade, a built-in airing cupboard housing the hot water cylinder, and an additional storage cupboard with shelving. Doors lead to three well-appointed bedrooms and the family bathroom.

MASTER BEDROOM

A beautifully presented principal bedroom with a front-facing UPVC double glazed window, central heating radiator, and sleek fitted wardrobes along one wall. A door leads into the contemporary en-suite shower room.

EN-SUITE SHOWER ROOM

A luxurious three-piece suite in white, comprising a generous walk-in shower with a mains-fed rainfall shower, pedestal wash basin, and low flush WC. Stylish wall and floor tiling, a central heating radiator, ceiling spotlights, and an electric extractor fan complete the space.

BEDROOM TWO

A spacious second double bedroom featuring a rear-facing UPVC double glazed window, central heating radiator, and quality fitted wardrobes.

BEDROOM THREE

A well-sized third bedroom with a rear-facing UPVC double glazed window and central heating radiator, ideal as a guest room, nursery, or home office.

FAMILY BATHROOM

A superbly appointed family bathroom with a white suite including a panelled bath with mains-fed shower and a glass shower screen, pedestal wash basin, and low flush WC. Fully tiled to walls and floor, with a front-facing UPVC double glazed window, central heating radiator, and ceiling spotlights for a modern finish.

EXTERIOR

To the front, the property benefits from a double driveway providing ample off-street parking, with gated access to the rear. The enclosed rear garden offers a low-maintenance outdoor space, mainly laid to lawn with well-maintained borders, a generous paved seating area ideal for alfresco dining, and a garden shed for additional storage.

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ADDITIONAL INFORMATION

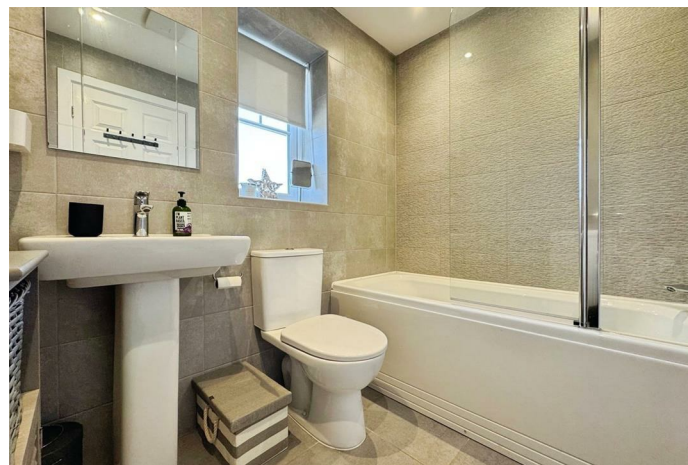
Local Authority – Bassetlaw

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 945.30 sq ft

Tenure – Freehold



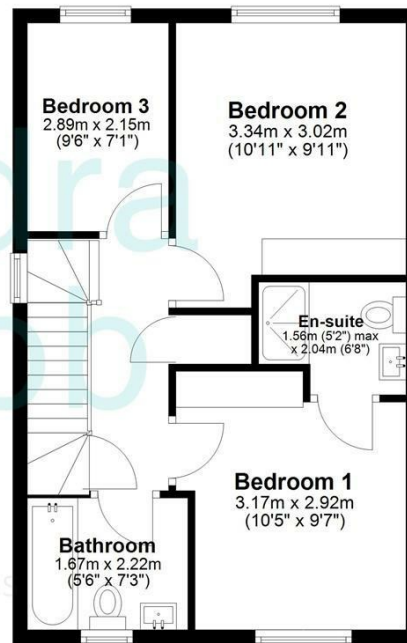
Ground Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 87.8 sq. metres (945.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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

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