



## 3 PEACOCK WAY WORKSOP, S81 7SU

**£350,000**  
**FREEHOLD**

\*\*\*\* GUIDE PRICE £350,000 - £360,000 \*\*\*\*

Situated within the highly sought-after modern development of Gateford in Worksop, this incredibly spacious four-bedroom detached family home offers contemporary living at its finest. Ideally located close to local shops, reputable schools, everyday amenities, and with excellent access to the A1 and M1 motorway links, the property provides both convenience and comfort. Beautifully presented throughout, the home features a stylish entrance hallway, elegant living room, versatile study/playroom, and a stunning open-plan kitchen, living and dining space—perfect for modern family life. A separate utility room and downstairs WC add further practicality.

Upstairs, there are four generously sized double bedrooms, including a luxurious master suite with en-suite shower room, and a well-appointed family bathroom.

Externally, the property benefits from a low-maintenance front garden, ample off-road parking, a detached garage, and an enclosed rear garden with a spacious patio area—ideal for entertaining and outdoor relaxation.

This impressive property truly ticks all the boxes for families seeking space, style, and an excellent location.

**Kendra  
Jacob**

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# 3 PEACOCK WAY

- \*\*\*\* GUIDE PRICE £350,000 - £360,000 \*\*\*\*
- Located in the highly sought-after Gateford development in Worksop
- Close to local shops, schools, amenities, and transport links (A1 & M1)
- Stylishly presented throughout with modern décor
- Elegant living room with bay window
- Stunning open-plan kitchen/living/dining area with integrated appliances
- Versatile study/playroom ideal for home working or family use
- Master bedroom with fitted wardrobes and en-suite shower room
- Detached garage and driveway parking for multiple vehicles
- Enclosed rear garden with large patio – perfect for entertaining



## ENTRANCE HALLWAY

Step through a sleek, front-facing composite door into the beautifully presented entrance hallway. Featuring a central heating radiator, quality wood-effect flooring and an elegant staircase with stylish spindles rising to the first floor. Doors lead off to the main living room, open-plan kitchen/living/dining area, study/playroom and downstairs WC.

## LIVING ROOM

A delightful and generously proportioned reception space, tastefully decorated to a high standard. Boasting a front-facing UPVC double-glazed bay window, ceiling coving and a central heating radiator, this room offers both charm and comfort.

## PLAYROOM/STUDY

This versatile room currently serves as a playroom but would also make an ideal study or home office. With a front-facing UPVC double-glazed window, wooden dado rail detailing, and a central heating radiator, it offers flexible living space to suit a range of needs.

## OPEN PLAN KITCHEN LIVING DINING ROOM

Designed with modern living in mind, this impressive open-plan space features a high-quality kitchen fitted with a range of sleek, high-gloss wall and base units, complemented by contemporary work surfaces and integrated appliances. Included are a stainless steel sink with mixer tap, double electric oven, six-ring gas hob with electric extractor, integrated fridge-freezer and dishwasher, and stylish LED under-cabinet lighting.

The kitchen flows seamlessly into the dining and living area, with quality wood-effect flooring throughout, side and rear-facing UPVC double-glazed windows, French doors opening onto the rear garden, and two central heating radiators. A door leads through to the utility room.

## UTILITY ROOM

Practical and well-appointed, the utility room includes matching base units and worktops, a stainless steel sink with mixer tap, space for a washing machine and tumble dryer, and a wall-mounted combi boiler concealed behind cupboard fronts. With wood-effect flooring, a rear-facing composite door and central heating radiator, it is both functional and stylish.

## DOWNSTAIRS WC

Comprising a pedestal hand wash basin with tiled splashback and a low flush WC, this cloakroom also benefits from a central heating radiator, recessed downlights, an obscure side-facing UPVC double-glazed window, quality wood-effect flooring and access to a generous understairs storage cupboard.

## FIRST FLOOR LANDING

A spacious landing area with spindled balustrade, airing cupboard, loft access hatch, central heating radiator and a side-facing UPVC double-glazed window. Doors lead to four bedrooms and the family bathroom.

## MASTER BEDROOM

An elegant principal bedroom with a front-facing UPVC double-glazed window, central heating radiator and quality

fitted wardrobes to two walls. A door leads to the private en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

This contemporary en-suite comprises a double walk-in shower with mains-fed shower, pedestal hand wash basin and low flush WC. Finished with part-tiled walls, tile-effect vinyl flooring, recessed ceiling lights, an electric extractor fan, heated towel rail and obscure side-facing UPVC double-glazed window.

#### **BEDROOM TWO**

A beautifully presented double bedroom with two rear-facing UPVC double-glazed windows and a central heating radiator, offering an abundance of natural light and space.

#### **BEDROOM THREE**

A generously sized third double bedroom with two front-facing UPVC double-glazed windows and central heating radiator.

#### **BEDROOM FOUR**

Another well-proportioned double bedroom with a rear-facing UPVC double-glazed window and central heating radiator.

#### **FAMILY BATHROOM**

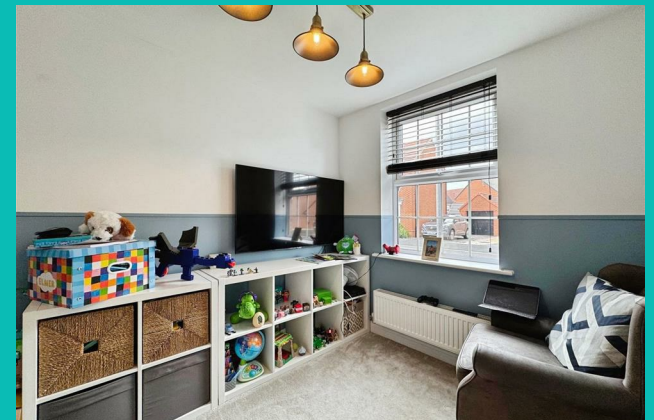
A luxurious four-piece bathroom suite in white, comprising a panelled bath, walk-in shower with mains-fed shower, pedestal hand wash basin and low flush WC. Finished with part-tiled walls, tile-effect vinyl flooring, recessed ceiling lighting, extractor fan, heated towel rail and a rear-facing obscure UPVC double-glazed window.

#### **OUTSIDE**

To the front, the property features a low-maintenance pebbled garden and a driveway providing off-road parking for multiple vehicles, leading to a detached garage and gated access to the rear garden.

The rear garden is attractively landscaped with a generous paved patio ideal for entertaining, a well-kept lawn, low-maintenance borders, outdoor lighting and a water tap.

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### ADDITIONAL INFORMATION

**Local Authority** – BASSETLAW

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1608.10 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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>	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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