



## 2 HARLEQUIN DRIVE WORKSOP, S81 7SN

**£415,000**  
**FREEHOLD**

\*\*\*GUIDE PRICE £415,000 - £435,000\*\*\*

A beautifully presented, executive-style four-bedroom detached home, situated in the highly sought-after area of Gateford, Worksop. This spacious and stylish property offers modern family living across two floors and is ideally located close to local shops, schools, and amenities, with excellent transport links via the A1 and M1 motorways.

Internally, the home boasts a welcoming entrance hallway, a stunning open-plan kitchen/living/dining space, a formal sitting room, versatile study/playroom, modern downstairs WC, and a well-equipped utility room. Upstairs features four generously sized double bedrooms, including a luxurious master with en-suite, and a contemporary family bathroom.

Externally, the property benefits from a low-maintenance front garden with attractive views, a double driveway, detached garage, and a beautifully landscaped rear garden with an extensive patio area—perfect for outdoor entertaining.

This exceptional home combines style, space, and a prime location, making it ideal for growing families or professional buyers seeking quality and convenience. Early viewing is highly recommended.

**Kendra  
Jacob**

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# 2 HARLEQUIN DRIVE

- Executive-style 4-bedroom detached home in sought-after Gateford,
- Workshop • Close to local shops, schools, amenities, and excellent A1/M1 motorway links • Spacious entrance hallway with cloaks cupboard and modern LVT flooring • Stunning open-plan kitchen/living/dining room with high-spec appliances and central island • Separate sitting room with French doors opening onto the rear patio • Versatile study/playroom ideal for home working or family use • Four generously sized double bedrooms, including a luxurious master with en-suite • Contemporary family bathroom with four-piece suite and walk-in shower • Beautifully landscaped rear garden with large patio, pergola, and outside lighting • Double driveway, detached garage, and low-maintenance front garden with open views



## ENTRANCE HALLWAY

Step through the sleek, front-facing composite door into a generously proportioned and inviting entrance hallway. Featuring a large cloaks cupboard, wood-effect LVT flooring, central heating radiator, and a staircase rising to the first-floor landing. Internal doors lead through to the open-plan kitchen/living/dining area, formal sitting room, versatile study/playroom, and the downstairs WC.

## DOWNSTAIRS WC

Fitted with a contemporary suite comprising a low flush WC and a pedestal wash basin with tiled splashback. Further benefits include a central heating radiator, stylish LVT flooring, and a side-facing obscured UPVC double-glazed window.

## STUDY/PLAYROOM

A spacious and flexible room ideal as a home office or playroom, featuring a front-facing UPVC double-glazed window, central heating radiator, and bespoke fitted furniture along one wall.

## SITTING ROOM

An elegant sitting room enjoying an abundance of natural light via rear and side-facing UPVC double-glazed windows, along with French doors opening directly onto the patio seating area. Two central heating radiators complete this bright and relaxing space.

## KITCHEN DINING ROOM

A stunning open-plan space perfect for modern family living. The kitchen boasts a high-end range of gloss wall

and base units with complementary worktops, incorporating a stainless steel sink with mixer tap. Integrated appliances include an AEG assisted double oven, six-ring gas hob with overhead electric extractor, fridge freezer, and dishwasher. A central island with breakfast bar provides both practicality and style, while ceiling downlights and tiled flooring enhance the contemporary finish. French doors open out onto the rear paved patio—ideal for entertaining. The dining area enjoys a front-facing UPVC double-glazed bay window and a central heating radiator.

## UTILITY ROOM

Fitted with base units and matching work surfaces, Integrated washing machine and space for a freestanding dryer. A side-facing composite door offers access to the rear garden. Also featuring a central heating radiator and tile-effect LVT flooring.

## FIRST FLOOR LANDING

A spacious landing area with loft access, central heating radiator, airing cupboard housing the hot water cylinder, and doors leading to four double bedrooms and the family bathroom.

## MASTER BEDROOM

A superb principal bedroom with dual-aspect UPVC double-glazed windows to the front and side, stylish fitted wardrobes along one wall, a central heating radiator, and a door leading into the luxurious en-suite shower room.

## EN-SUITE SHOWER ROOM

Beautifully appointed with a white suite comprising a

generous walk-in shower enclosure with mains-fed rainfall shower, pedestal wash basin, and low flush WC. Finished with wall tiling, vinyl tile-effect flooring, towel radiator, ceiling downlights, extractor fan, shaver point, and an obscured side-facing UPVC double-glazed window.

#### **BEDROOM TWO**

A spacious second double bedroom with dual-aspect UPVC double-glazed windows, a large built-in storage cupboard, central heating radiator, and a full wall of quality fitted wardrobes.

#### **BEDROOM THREE**

A third double bedroom with a front-facing UPVC double-glazed window, central heating radiator, and a contemporary range of high-gloss fitted wardrobes.

#### **BEDROOM FOUR**

A well-proportioned fourth double bedroom featuring a rear-facing UPVC double-glazed window, central heating radiator, and fitted double wardrobes of excellent quality.

#### **FAMILY BATHROOM SUITE**

Luxuriously fitted with a four-piece white suite including a panelled bath, walk-in shower with mains-fed shower and modern mermaid-style wall panelling, pedestal wash basin, and low flush WC. Finished with partial wall tiling, vinyl flooring, towel radiator, extractor fan, and a front-facing obscure UPVC double-glazed window.

#### **EXTERIOR**

To the front lies a low-maintenance garden with artificial lawn enclosed by wrought iron railings, enjoying attractive

open views. To the side is a private long driveway leading to a detached single garage, EV charging point and gated access to the rear garden. The rear features a beautifully maintained and enclosed garden, predominantly laid to lawn, with an expansive paved seating area, a charming pergola, exterior lighting, and a water tap—perfect for outdoor living and summer entertaining.

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### ADDITIONAL INFORMATION

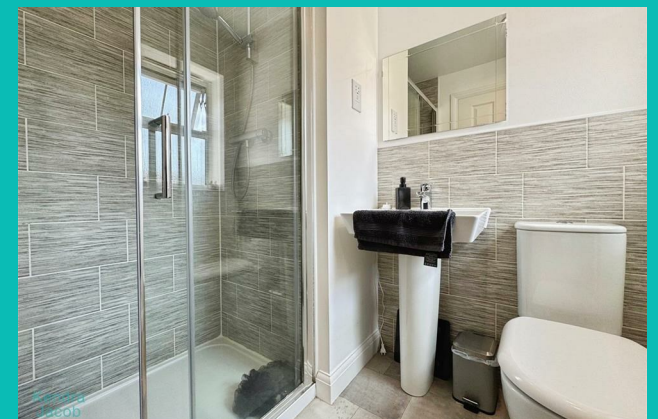
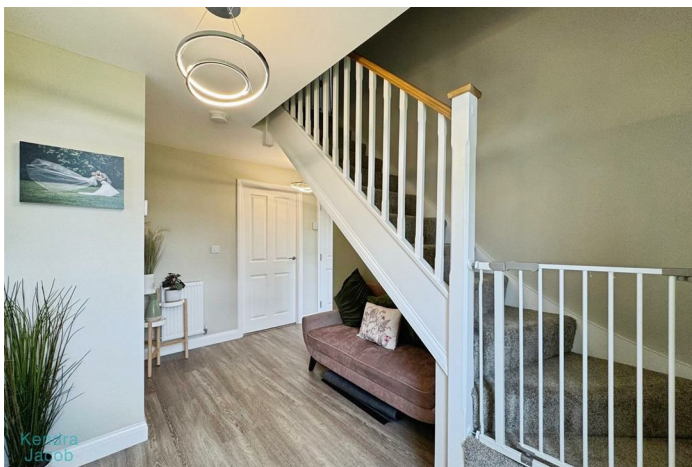
**Local Authority** – Bassetlaw

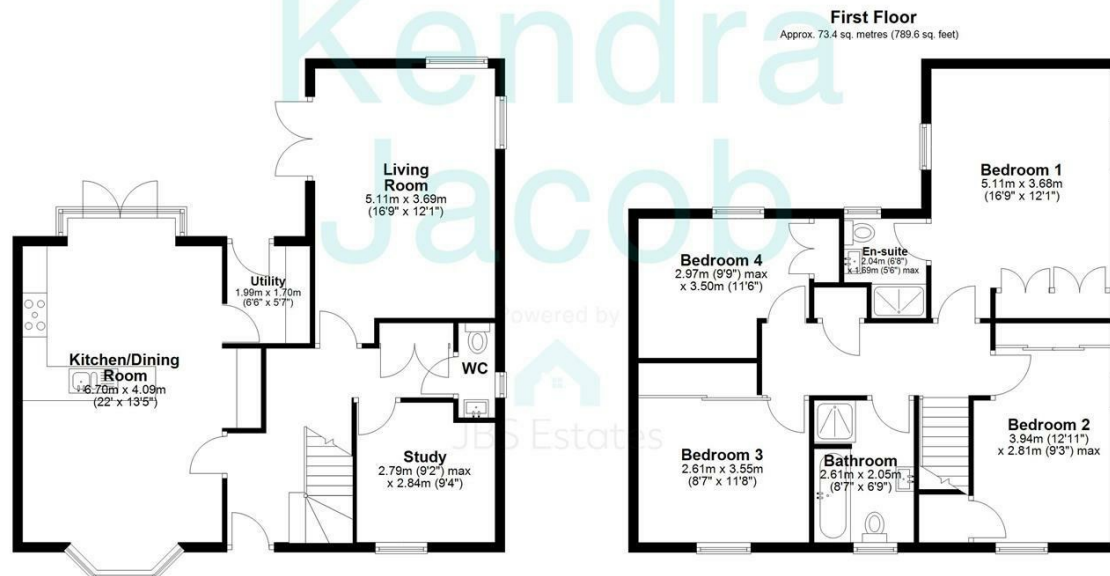
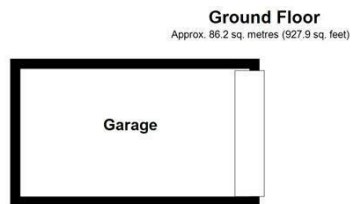
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1717.50 sq ft

**Tenure** – Freehold

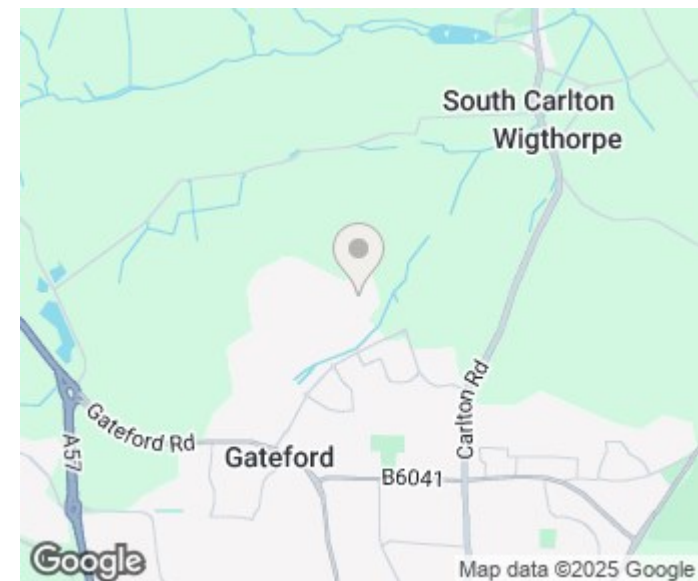




Total area: approx. 159.6 sq. metres (1717.5 sq. feet)

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) <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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