



GATEFORD PLACE  
GATEFORD TOLL BAR, WORKSOP, S81 8AG



## THE WOBURN GATEFORD PLACE WORKSOP, S81 8AG

**£395,000**  
**FREEHOLD**

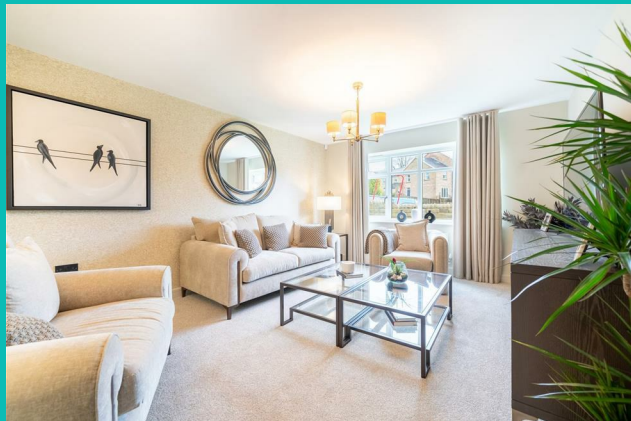
This exceptional new-build three-bedroom detached bungalow offers the perfect blend of contemporary style, luxurious specification and effortless single-storey living. Designed for modern lifestyles, the property features a spacious living room and an impressive open-plan kitchen/living/dining area, complete with a sleek German-designed kitchen and high-spec Bosch appliances. Bi-fold doors open onto a generous landscaped rear garden, creating a seamless indoor-outdoor flow. The bungalow includes a well-planned utility room, an elegant ensuite shower room to the master bedroom, and a modern four-piece family bathroom. Comfort and efficiency are prioritised with underfloor heating, PV solar panels, an EV charging point, a Ring doorbell and a fitted alarm system. Externally, the property benefits from an extensive block-paved driveway providing ample parking, along with a single detached garage offering power, lighting and up and over doors. With its premium specification, outstanding energy performance (EPC rating A), and stylish interior design, this superb home is ideal for those seeking luxurious and efficient modern single-storey living.

**Kendra  
Jacob**

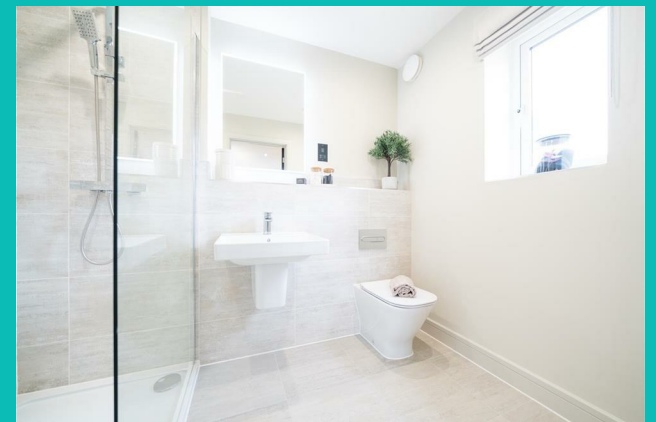
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# THE WOBURN GATEFORD

- New-build three-bedroom detached bungalow offering modern single-storey living.
- Spacious living room and an impressive open-plan kitchen/living/dining area.
- German-designed kitchen with high-spec Bosch appliances.
- Bi-fold doors leading to a generous landscaped rear garden.
- Utility room, ensuite shower room, and luxurious four-piece family bathroom.
- Underfloor heating throughout for comfort and efficiency.
- PV solar panels and EV charging point for energy-efficient living.
- Extensive block-paved driveway and single detached garage with electric doors.
- Ring doorbell and alarm system included for added security.
- EPC Rating A, highlighting excellent energy performance.



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## ADDITIONAL INFORMATION

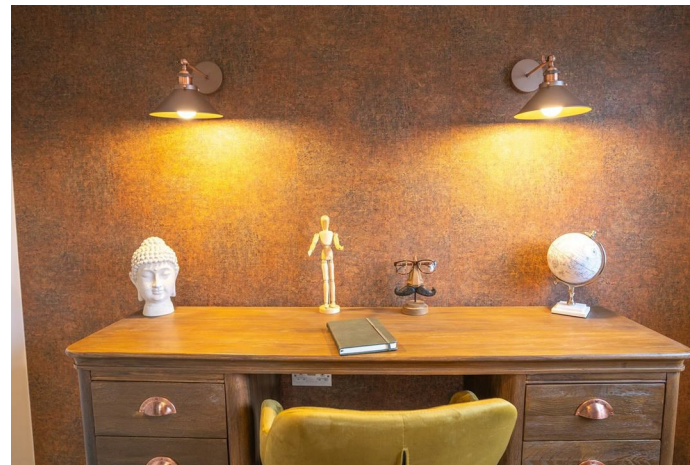
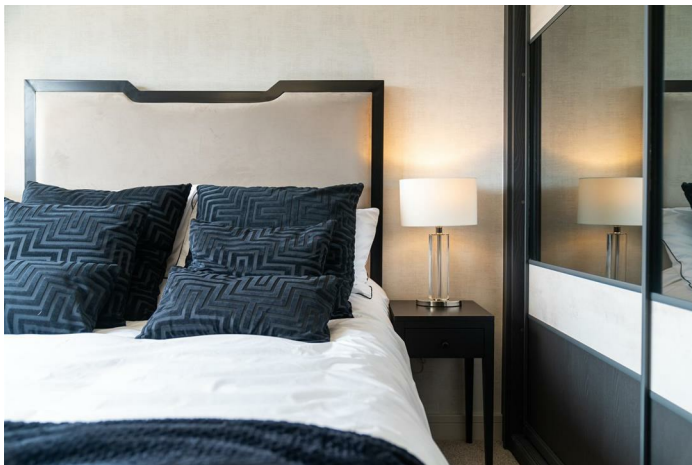
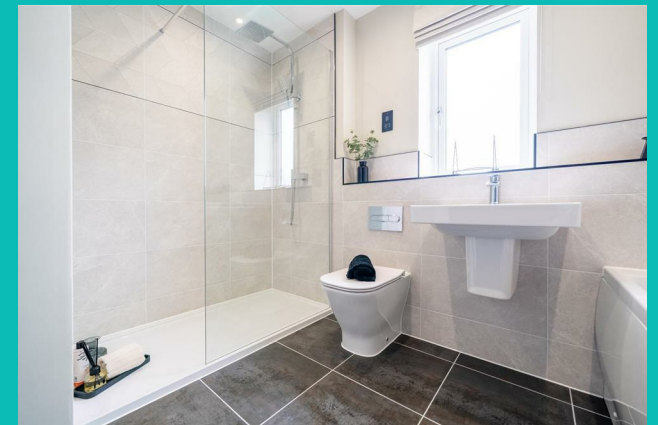
**Local Authority** – Bassetlaw

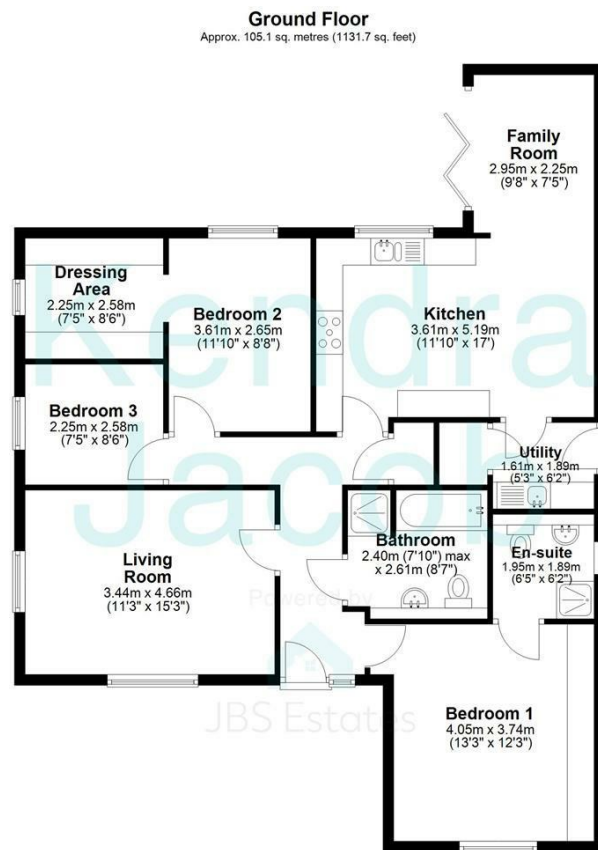
**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – 1131.70 sq ft

**Tenure** – Freehold

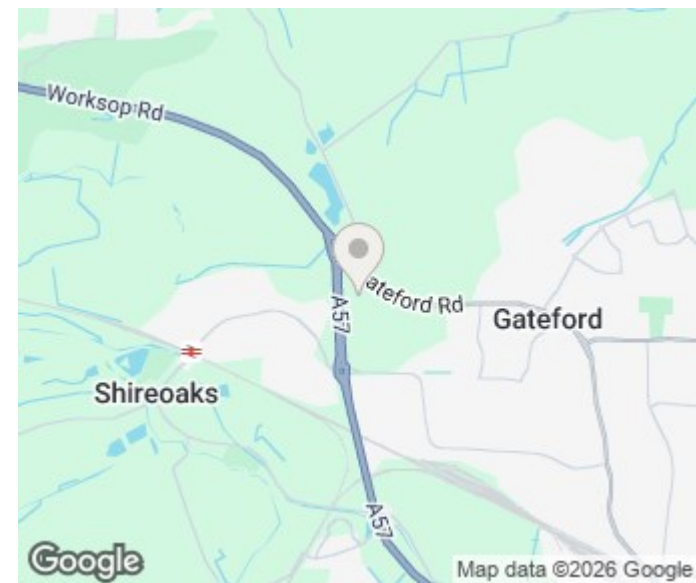




Total area: approx. 105.1 sq. metres (1131.7 sq. feet)

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>                          |                            |           |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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