

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 8 Red Kite Close, Worksop



**•Superbly Located Five Bedroom Detached Family Home •Well Decorated and Presented Throughout •Desirable Location Within Gateford •South Facing Rear and Open Front Aspect • Double Drive and Garage • Recently Refitted En-Suite, New Boiler March 2025**

This is an impressive 3 storey detached family home located in enviable position within this most popular residential development. Situated on a private driveway serving just 3 properties with an open aspect to the front and an enclosed south facing rear garden which offers a good level of privacy. The property offers well decorated well-presented living accommodation throughout arranged over three floors and including two reception rooms, 5 bedrooms, family bathroom and two En-suite. The property also has a benefit of a double drive and a double garage. Early viewing is fully recommended to appreciate this fully.

**£375,000**

# 8 Red Kite Close, Worksop, Notts, S81 8WA

## Open Porch

Entrance Hall with central archway, central heating radiator, recently installed composite entrance door with a grey finish to the exterior.

## Ground Floor WC

With low flush WC, pedestal wash basin, tiled splashback, central heating radiator and useful under stairs storage area.

## Lounge 17'5" x 12'1" (5.30m x 3.68m)

With a Living flame gas fire in a feature surround and two central heating radiators.



## Dining Room 12'9" x 9'3" (3.88m x 2.81m)

With laminate flooring, central heating radiator, double French style doors opening onto the south facing patio and garden.



## Breakfast Kitchen 12'9" x 15'4" (3.88m x 4.67m)

Fitted with a comprehensive range of units comprising: sink unit, drawers, cupboards, work surfaces, high level cupboards, fitted appliances include gas hob with extractor above, built in double oven and dishwasher. Extensive tiling to splashbacks, concealed lighting to worktops, tiled effect flooring and central heating radiator.



## Rear Entrance\Utility Room

With stainless steel sink unit, under cupboard, tiling to splashback, plumbing for automatic washing machine, further tall two section storage cupboard, tiled effect floor, courtesy access door to the integral double garage. Wall mounted Baxi gas central heating boiler fitted March 2025 with a 10-year Guarantee.



## On The First Floor

Landing with central heating radiator, archway leading through to inner lobby area with storage cupboard.

### Master Bedroom 15'5" x 12'1" (4.69m x 3.68m)

Entrance Area with a feature porthole style window, central heating radiator, archway leading into the Main Bedroom Area with three double built in wardrobes, central heating radiator.



### En Suite Shower Room

Recently refitted to a superb standard featuring aqua board to both the walls and ceiling. There is an excellent fitted suite with a vanity unit with glazed screen and fitted mixer tap with both hand held and deluge head, inset ceiling lighting, extractor fan and stainless-steel towel rail.



### Bedroom Two 11'2" x 9'8" (3.40m x 2.94m)

With central heating radiator, built in double wardrobe.



### Bedroom Three 10'1" x 9'4" (3.07m x 2.84m)

With central heating radiator, built in double wardrobe.



### Bedroom Four 9'4" x 9'0" (2.84m x 2.74m)

With central heating radiator, built in double wardrobe.



## Family Bathroom

Half tiled, white suite with WC, pedestal hand basin, panelled bath and central heating radiator.



## En-suite Shower Room

With fully tiled shower cubicle, pedestal wash basin, low flush WC, tiling to splashback, central heating radiator.



## On The Second Floor

### Guest Bedroom Suite (16ft 10In X 13ft 4In)

With two central heating radiators, cylinder airing cupboard, wardrobes to each side, 4 Velux windows to the rear, dormer window to the front, and access to an additional eaves storage space.



## Outside.

The property sits in a fine position within this desirable development and is accessed via a private drive which serves just 3 properties. The front of the property enjoys a very pleasant outlook over an open grassed area.

There is an attractive front garden and double driveway providing car hard standing and access to the Integral Double Garage (17ft 1In X 17ft 1In) with two separate up and over access doors (one powered), light and power laid on. The rear garden faces south and is enclosed and has been designed with low maintenance in mind, with a decked sitting area off the dining room, full width patio and pebbled and attractive planted borders. There is an outside tap and gated access at the side.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.