

The Studio Old Gateford Road, Worksop S81 8AZ

## welcome to

# **The Studio Old Gateford Road, Worksop**

Offered for sale is this beautifully renovated studio property, located on the charming Old Gateford Road, exudes character and style. This home has been updated to a high standard featuring an open plan living, dining kitchen area that flows effortlessly, making it ideal for modern living.













### Old Gateford Road, Worksop Entrance Hall

Step inside this bespoke character property via the side facing entrance door leading in to the entrance hall with a front facing double glazed window, original exposed beam, access to two storage cupboards, central heating radiator and stairs leading to the principle suite.

#### **Bedroom Two**

14' 10" MAX x 9' 9" +door recess ( 4.52m MAX x 2.97m +door recess )

Double bedroom with original exposed beams to the ceiling, central heating radiator, spotlights and a rear facing double glazed.

#### **Shower Room**

Fitted with a three piece suite comprising of a double shower cubicle, WC, vanity wash hand basin, part tiled walls, spotlights to the ceiling and chrome heated towel rail.

### **Open Plan Living Kitchen**

19' 1" x 26' 5" ( 5.82m x 8.05m )

This expansive, open plan kitchen, living and dining area has been renovated to create a modern, inviting space perfect for both everyday living and entertaining. The kitchen features sleek cabinetry with integrated appliances including a built in oven with electric hob, slimline dishwasher, fridge freezer, and a generous central island with seating. This space is bathed in natural light, thanks to nine rear facing vellux windows, rear facing double glazed window, front facing double glazed window and the front facing double glazed window seat that illuminate the room, highlighting the vaulted ceiling, original exposed beams and spotlights above. This area also benefits from X3 central heating radiators and a staircase leading to the charming mezzanine.

#### **Mezzanine Level**

12' 8" MAX x 14' 10" MAX ( 3.86m MAX x 4.52m MAX )

### **First Floor**

Stairs leading to the principle suite.

#### **Bedroom One**

Double irregular shape bedroom with original exposed beams, spotlights to the ceiling, rear facing double glazed vellux windows, central heating radiator.

#### **En-Suite**

Fitted with a three piece comprising of a bath with shower over, WC, wash hand basin, spotlights to the ceiling and a rear facing double glazed vellux window.

#### **External Basement**

11' 6" x 7' 10" up to chimney breast ( 3.51m x 2.39m up to chimney breast )

Steps leading down from the front courtyard into the external basement with a rear facing double glazed window and entrance door leading to the rear garden and driveway.

#### Exterior

The exterior benefits from a paved footpath, lawned garden and tarmac driveway and a staircase leading up to the kitchen.

### **Agents Notes**

"Agents Note; It is our understanding that the property is not yet registered at the Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly"

Blue shaded area is right of way for pedestrians only for the benefit of The Studio over the curtilage of lvy House.





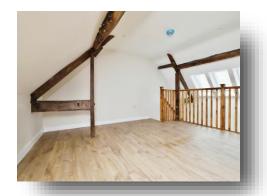
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# The Studio Old Gateford Road, Worksop

- PERFECT BLEND OF MODERN DESIGN WITH ORIGINAL CHARACTER ELEMENTS THROUGHOUT
- OPEN PLAN LIVING SPACE OFFERING SPACIOUS AND SEAMLESS LIVING
- UNIQUE MEZZANINE LEVEL ADDING VERSATILITY TO THE PROPERTY
- OFF STREET PARKING TO THE REAR
- BRIGHT AND AIRY ENHANCED BY NATURAL FLOWING LIGHT

Tenure: Freehold EPC Rating: C

### **t320 000**







Old Gateford Rd

Simone Hollistic Therapy Worksop

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS113069



Property Ref: WKS113069 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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