



**The Studio Old Gateford Road, Worksop S81 8AZ**

**welcome to**

**The Studio Old Gateford Road,Workshop**

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 Ivy 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

**£350 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WKS113069 - 0002

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