

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 41 Beaufort Way, Worksop



- Popular residential area
  - Cul de sac location
  - 3 Bedroom Detached
    - Well presented
- Close to local schools and amenities

An excellent opportunity to acquire a well-maintained 3-bedroom detached family home situated on the popular development of Gateford.

A feature of the properties on the development is the well-proportioned living space. This popular area offers a community feel with local shops, schools, and amenities.

£ 225,000

# 41 Beaufort Way, Gateford, Worksop

## Ground Floor

### Kitchen / Diner

**14'5" reducing to 7'5" x 12'8" (4.39m reducing to 2.26m x 3.86m)**

Situated at the front of the property with An intelligently designed, L-shaped family kitchen and with fitted breakfast bar and a utility area , there is an extensive range of base ,drawer and height level cupboards and base units complimented with fitted work surfaces featuring a fitted one and half bowl sink unit and mixer tap There is a premium range-style cooker complete with a 7-ring gas hob and double oven, double oven and warming drawer with a tiled splashback and double width stainless steel extractor fan , insert ceiling lighting , wall mounted gas combi boiler , front entrance door and a utility are with plumbing for automatic washing machine . Up double-glazed entrance door.



### Lounge

**14'5" x 12'4" (4.39m x 3.76m) max into staircase**

A well-proportioned family living room with a feature electric fire set within an attractive fireplace with marble hearth fire, and opening to the the rear conservatory  
Central heating radiator



### Conservatory 9'1x 8'9 (2.77m x2.67m)

A very useful rear addition to the property, constructed with a brick base upvc double glazed windows and double doors and with the benefit of an insulated roof. This versatile space acts as a seamless bridge between indoor and outdoor living, perfect for use as a secondary lounge, playroom, or summer dining area. Fitted central heating radiator.



## On the first floor

### Master Bedroom 11'x9'4" (3.53x 2.90m)

Central heating radiator



### Bedroom 2 8'7" x 7'5" (2.61m x 2.26m)

Central heating radiator



### En suite Shower room

Extensively tiles and fitted with an attractive suite in white with low flush wk., wash hand basin set in vanity unit and a walk-in shower



### Bedroom 3 8'8" x 5'9" (2.64m x 1.75m)

Central heating radiator



## Family Bathroom

Consisting of white suite, WC, Hand basin and panelled bath.



## Outside

The property stands in a pleasant position at the head of the cul-de-sac; there is a large brick-built garage **17'7" reducing to 11'10" x 17'10"** (**5.36m reducing to 3.61m x 5.43m**)

With a remote powered roller shutter access door and a side courtesy door.

An exceptional asset to the home, this oversized garage provides significantly more space than a standard single garage. Equipped with internal power and lighting, it offers fantastic scope for multiple uses beyond simple parking.

Front drive and parking area, with a combination of block paving and pebbled are

To the side of the property is pedestrian access to the rear, via a gate to the side.

The rear garden has an attractive decked sitting are and leads up to the lawned rear garden

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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.

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