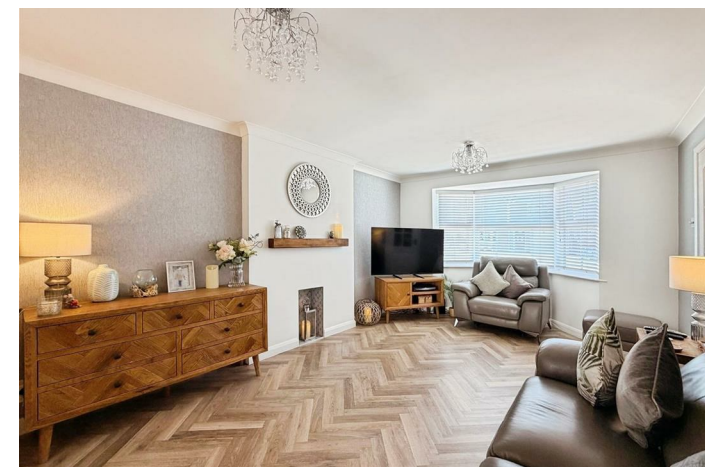




7 ALCONBURY WAY WORKSOP, S81 7RR

£375,000
FREEHOLD

This beautifully presented five-bedroom detached family home offers stylish, contemporary and spacious living throughout. Situated in the much sought-after location of Gateford in Worksop, the property is ideally placed close to local shops, well-regarded schools, everyday amenities, and excellent transport links including the A1 and M1 motorway networks.

The accommodation briefly comprises a welcoming entrance hallway, a generous living room with bay window and feature fireplace, and a stunning open-plan kitchen diner fitted with high-quality units, integrated appliances and granite work surfaces, flowing seamlessly into a bright conservatory. A separate utility room, downstairs WC, and a versatile fifth bedroom—ideal as a guest room or home office—complete the ground floor.

To the first floor, the property offers four well-proportioned double bedrooms, including a spacious principal bedroom with fitted wardrobes and en-suite shower room, alongside a luxurious family bathroom.

Externally, the home benefits from a large driveway providing ample off-road parking, and a beautifully landscaped rear garden with multiple seating areas, artificial lawn, and a superb summer house—perfect for entertaining or relaxing. Overall, this is an exceptional family home combining modern design, generous living space, and a highly desirable location.

**Kendra
Jacob**

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7 ALCONBURY WAY

- Beautifully presented five-bedroom detached family home
- Located in the highly sought-after area of Gateford, Worksop
- Close to local shops, schools, amenities, A1 and M1 motorway links
- Spacious living room with bay window and feature fireplace
- Stunning open-plan kitchen diner with integrated appliances
- Bright conservatory providing additional living space
- Versatile fifth bedroom ideal as a home office or guest room
- Principal bedroom with fitted wardrobes and en-suite
- Landscaped rear garden with seating areas and summer house



ENTRANCE HALLWAY

A welcoming and beautifully presented entrance hallway is accessed via a front-facing composite door. Elegantly decorated with coving to the ceiling, the space features a central heating radiator, sleek Amtico flooring, and a useful understairs storage cupboard. A spindle staircase rises to the first-floor landing, while doors lead through to the living room and a versatile fifth bedroom.

LIVING ROOM

This attractive and generously proportioned living room is enhanced by a front-facing uPVC double-glazed bay window, allowing for an abundance of natural light. Finished with coving to the ceiling, two central heating radiators, and stylish Amtico flooring, the room also boasts a feature fireplace with a solid oak mantel. Double doors open seamlessly into the open-plan kitchen diner, creating a wonderful flow for modern living.

KITCHEN DINER

A stunning, contemporary fitted kitchen offering an extensive range of high-quality wall and base units, complemented by elegant granite work surfaces. Integrated appliances include two fan-assisted ovens, a microwave, dishwasher, a full size fridge and full size freezer, and a five-ring induction hob with a sleek electric extractor above. A breakfast bar provides casual dining space, while two rear-facing uPVC double-glazed windows flood the room with light. Amtico flooring flows effortlessly into the dining area, which benefits from downlighting and a central heating radiator, continuing through to the conservatory.

CONSERVATORY

Currently used as an extended sitting room, the conservatory provides a bright and versatile living space. It features an insulated ceiling with inset downlighting, a central heating radiator, and uPVC double-glazed windows to the side and rear. French doors open out onto the garden, perfectly blending indoor and outdoor living.

UTILITY ROOM

Accessed from the kitchen, the utility room continues the high standard of finish with matching wall and base units and granite work surfaces. There is space for freestanding appliances including a washing machine and tumble dryer. Additional features include a central heating radiator, electric extractor fan, Amtico flooring, and a side-facing composite door leading to the garden.

DOWNSTAIRS FIFTH BEDROOM

Forming part of a garage conversion, this versatile room is currently used as a fifth bedroom. It benefits from fitted wardrobes, ceiling downlighting, a central heating radiator, and Amtico flooring, making it ideal as a guest room, home office, or snug.

DOWNSTAIRS WC

Fitted with a low-flush WC and pedestal wash basin with tiled splashback, this convenient cloakroom also includes a central heating radiator, electric extractor fan, and Amtico flooring.

FIRST FLOOR LANDING

The landing provides access to the loft space and an airing

cupboard, with doors leading to four well-proportioned bedrooms and the family bathroom.

PRINCIPLE BEDROOM

A beautifully spacious principal bedroom featuring a front-facing uPVC double-glazed window, central heating radiator, and a full wall of quality fitted wardrobes. A door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

An immaculate and stylishly finished suite comprising a walk-in shower with mains-fed shower, pedestal wash basin, and low-flush WC. The room is partially tiled and includes a central heating radiator, downlighting, shaver point, vinyl flooring, and an obscure front-facing uPVC double-glazed window.

BEDROOM TWO

A well-presented double bedroom with a rear-facing uPVC double-glazed window, coving to the ceiling, central heating radiator, and triple fitted wardrobes.

BEDROOM THREE

Another attractive double bedroom with a front-facing uPVC double-glazed window, coving, central heating radiator, and fitted wardrobes.

BEDROOM FOUR

A fourth generous double bedroom with a rear-facing uPVC double-glazed window, coving to the ceiling, central heating radiator, and triple fitted wardrobes.

FAMILY BATHROOM

A luxurious white suite comprising a panelled bath with

mains-fed waterfall shower and glass screen, pedestal wash basin, and low-flush WC. Stylish finishes include mermaid-style splashbacks, Amtico flooring, chrome heated towel rail, downlighting, electric extractor fan, and an obscure rear-facing uPVC double-glazed window.

EXTERIOR

To the front, the property boasts an extensive driveway providing off-road parking for up to four vehicles, complemented by low-maintenance pebbled borders and gated side access to the rear.

To the rear, a beautifully landscaped and enclosed garden offers a superb outdoor retreat. Featuring a spacious paved seating area with wrought iron railings and gated access, the garden also includes a further patio area, artificial lawn, raised flower beds, and low-maintenance borders.

Additional features include outdoor lighting, a water tap, and power supply.

SUMMER HOUSE

A fantastic addition, the summer house provides an ideal space for entertaining or relaxing. It features front-facing windows and French doors, Amtico flooring, ceiling downlighting, as well as power and internet connection, creating a stylish and versatile outdoor living area.

7 ALCONBURY WAY





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ADDITIONAL INFORMATION

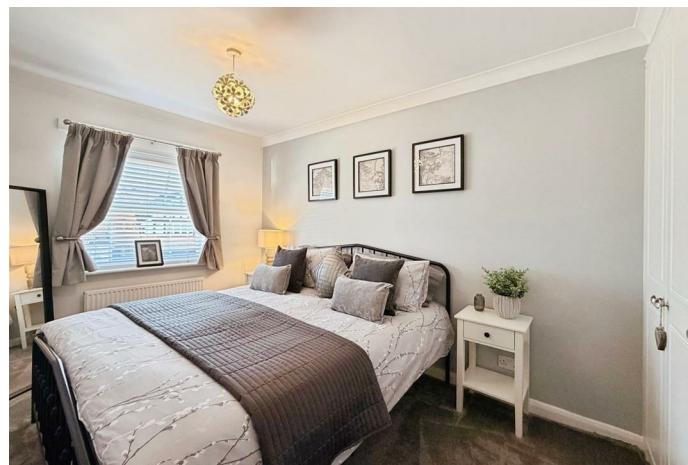
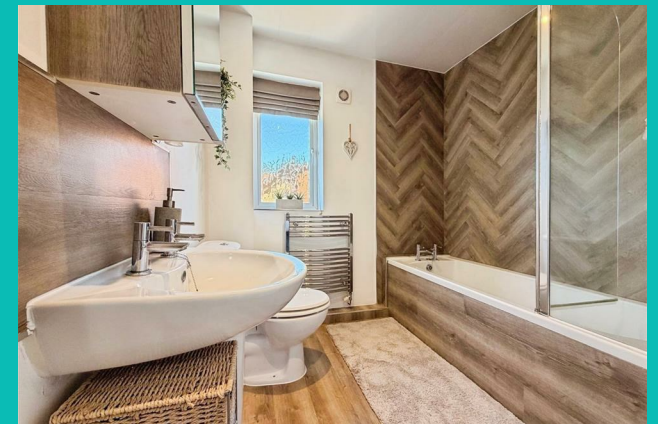
Local Authority – Bassetlaw

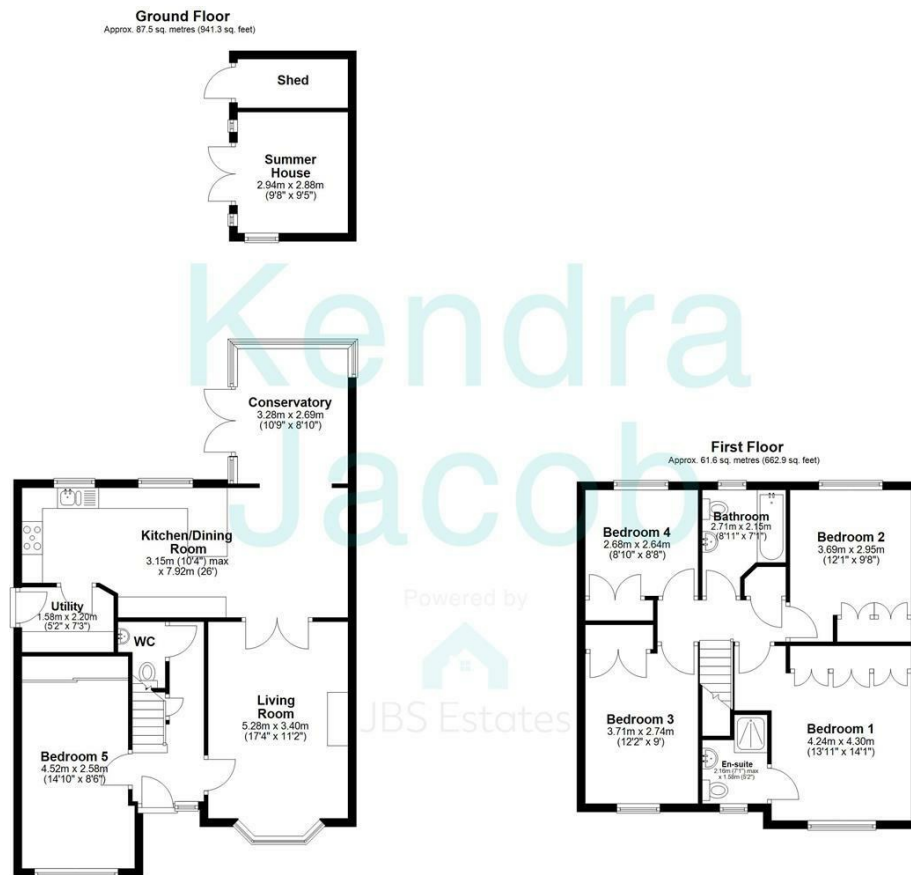
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1602.40 sq ft

Tenure – Freehold





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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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