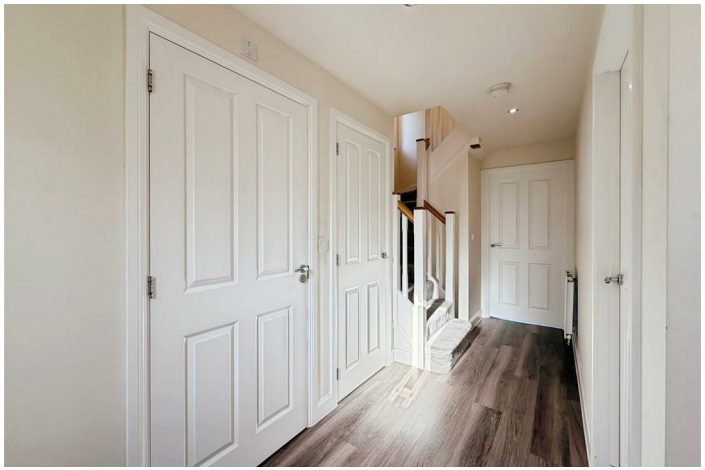






7 ORANGE TIP CLOSE

WORKSOP, S81 7FU

£310,000

FREEHOLD

GUIDE PRICE £310,000 - £320,000

A stylish and contemporary four-bedroom detached family home, beautifully presented throughout and situated in the much sought-after area of Gateford, Worksop, Offering modern, spacious and versatile accommodation, the property features a welcoming living room, impressive open-plan kitchen and dining area, separate utility room, downstairs WC, four well-proportioned bedrooms, principal bedroom with en-suite and a contemporary family bathroom.
Externally, the property benefits from a private driveway, detached garage and an enclosed, low-maintenance rear garden with decked seating area, making it ideal for modern family living and outdoor entertaining. An excellent opportunity for those seeking a modern detached home in this highly desirable Worksop location.

Kendra Jacob

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7 ORANGE TIP CLOSE

• * Stylish and contemporary four-bedroom detached home • * Situated in the highly sought-after Gateford area of Worksop • * Beautifully presented throughout • * Spacious and welcoming living room • * Impressive open-plan kitchen and dining area • * Separate utility room and downstairs WC • * Principal bedroom with luxurious en-suite • * Four well-proportioned bedrooms • * Private driveway and garage • * Enclosed low-maintenance rear garden with decked seating area





ENTRANCE HALLWAY

A welcoming and beautifully appointed entrance hallway featuring a contemporary front-facing composite entrance door, complemented by a side-facing UPVC double-glazed window, stylish LVT flooring and recessed downlighting. A quality spindle staircase rises to the first-floor landing, whilst doors provide access to the cloak cupboard, downstairs WC, living room and impressive open-plan kitchen/diner.

LIVING ROOM

A stylish and inviting reception room, enjoying excellent natural light through a front-facing UPVC double-glazed window. Finished with contemporary LVT flooring, recessed downlighting and a central heating radiator, creating a comfortable and versatile space for relaxing and entertaining.

OPEN PLAN KITCHEN DINER

The heart of this modern family home is the generous open-plan kitchen and dining space, thoughtfully designed for both everyday living and entertaining.

The contemporary kitchen is fitted with an extensive range of high-gloss wall, drawer and base units, complemented by attractive work surfaces incorporating a stainless steel sink unit with mixer tap. Integrated appliances include a fan-assisted electric oven, ceramic hob with extractor above, fridge freezer and dishwasher.

Further features include tiled splashbacks, a wall-mounted combination boiler discreetly housed behind a matching cupboard front, recessed ceiling downlighting and stylish LVT flooring, which continues seamlessly into the dining area.

The dining space enjoys excellent natural light through rear-facing UPVC double-glazed windows, with French doors opening directly onto the rear garden. There is also a central heating radiator, recessed downlighting and a door providing access to the utility room.

UTILITY ROOM

A practical and well-appointed utility room with space and plumbing for a freestanding washing machine and tumble dryer, together with a useful work surface, extractor fan, central heating radiator, stylish LVT flooring and side-facing UPVC double-glazed window.

DOWNSTAIRS WC

A contemporary two-piece cloakroom comprising a low-flush WC and corner pedestal wash hand basin with tiled splashback. Further features include a chrome heated towel radiator, extractor fan and LVT flooring.

FIRST FLOOR LANDING

The spacious first-floor landing features a quality spindle balustrade, side-facing UPVC double-glazed window, central heating radiator and access hatch to the loft space. A useful fitted storage cupboard provides additional practical storage, with doors leading to all four bedrooms and the family bathroom.

PRINCIPLE BEDROOM

A stylish and well-proportioned principal bedroom featuring a front-facing UPVC double-glazed window, central heating radiator and a bank of quality triple fitted wardrobes providing excellent storage. A door leads through to the luxurious en-suite shower room.

EN-SUITE SHOWER ROOM

A beautifully appointed three-piece en-suite comprising a generous double walk-in shower with mains-fed waterfall shower, pedestal wash hand basin and low-flush WC. The

room is finished with contemporary full-height wall tiling, LVT flooring, chrome heated towel radiator and extractor fan.

BEDROOM TWO

A generous second double bedroom enjoying excellent natural light through a front-facing UPVC double-glazed window. The room benefits from a central heating radiator and a range of quality fitted double wardrobes providing excellent storage.

BEDROOM THREE

A further well-proportioned double bedroom with a rear-facing UPVC double-glazed window and central heating radiator.

BEDROOM FOUR

A versatile fourth bedroom, nursery or home office, featuring a rear-facing UPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

A stylish and contemporary family bathroom fitted with a panel bath with mains-fed shower over and glazed shower screen, pedestal wash hand basin and low-flush WC. The room is finished with full-height wall tiling, LVT flooring, chrome heated towel radiator, extractor fan and a side-facing obscure UPVC double-glazed window.

OUTSIDE

To the front of the property is a neatly maintained low-maintenance garden, together with a private driveway providing ample off-road parking and access to the garage. Gated access leads through to the rear garden.

The enclosed rear garden has been thoughtfully designed for ease of maintenance and outdoor entertaining, featuring artificial lawn, a dedicated decked seating area, external lighting and an outside water tap. The garden provides an attractive and practical extension of the home's living space.

GARAGE

The property benefits from a single detached garage, fitted with an up-and-over door, together with power and lighting.

LOCATION

Orange Tip Close is situated within the popular Gateford area of Worksop, a highly regarded residential location offering an excellent balance of modern living, convenient amenities and access to open countryside. Gateford is approximately one mile north-west of Worksop town centre and is well established as a popular choice for families.

The area provides easy access to a range of everyday amenities, including supermarkets, shops and local services, with Worksop town centre offering further shopping, cafés, restaurants and leisure facilities. Local schooling is also well represented, including Gateford Park Primary School.

For commuters, the location is particularly well placed for access to the A57, A1 and M1, providing excellent road connections towards Sheffield, Doncaster, Nottingham and the surrounding areas. The area also benefits from attractive surrounding countryside, woodland and numerous walking routes, while Clumber Park and Sherwood Forest are within easy reach.

Overall, 7 Orange Tip Close enjoys a desirable Gateford setting, combining excellent local amenities, schooling, transport links and countryside close to the heart of Worksop.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band D

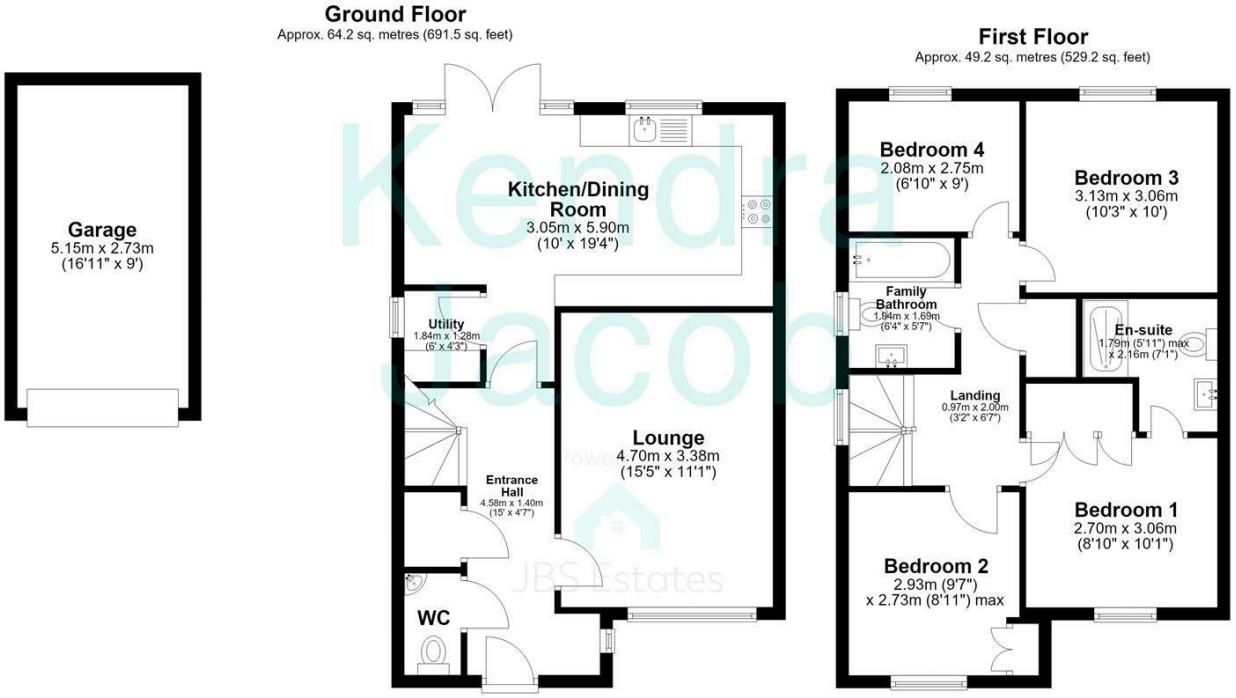
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

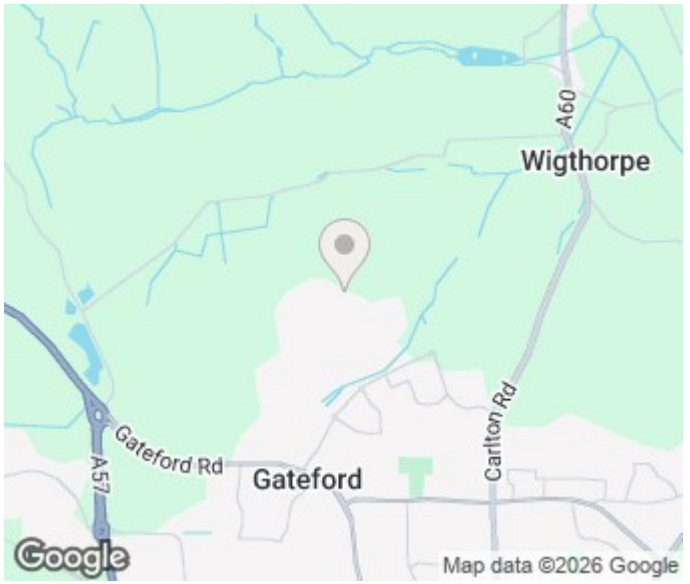


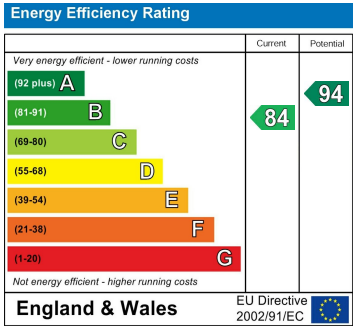




Total area: approx. 113.4 sq. metres (1220.7 sq. feet)

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.





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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