

92 HARLEQUIN DRIVE WORKSOP, S81 7SN

£320,000
FREEHOLD

GUIDE PRICE £320,000 - £330,000

A beautifully presented four-bedroom detached family home, occupying a desirable position within the highly sought-after residential area of Gateford, Worksop. Ideally located close to highly regarded schools, local shops, everyday amenities and offering excellent transport links to both the A1 and M1 motorway networks, this superb home is perfectly suited to modern family living. Immaculately maintained throughout, the property offers spacious and stylish accommodation comprising a welcoming entrance hallway, contemporary downstairs WC, elegant lounge, and a stunning open-plan kitchen/dining room, creating the perfect space for family life and entertaining. A separate utility room adds further practicality.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a stylish en-suite shower room, together with a modern family bathroom. Externally, the property enjoys a driveway providing off-road parking for two vehicles leading to an attached garage. To the rear is a beautifully landscaped, low-maintenance garden, thoughtfully designed with attractive patio seating areas and artificial lawn, creating an exceptional outdoor space for relaxing and entertaining. Early viewing is highly recommended to fully appreciate the space, quality and enviable location this outstanding family home has to offer.

Kendra
Jacob

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92 HARLEQUIN DRIVE

- *****GUIDE PRICE £320,000 - £330,000*****
- * Beautifully presented four-bedroom detached family home
- * Sought-after Gateford location in Worksop
- * Spacious open-plan kitchen and dining room
- * Stylish lounge and separate utility room
- * Principal bedroom with en-suite
- * Contemporary family bathroom and downstairs WC
- * Landscaped, low-maintenance rear garden
- * Driveway parking for two vehicles and attached garage
- * Close to schools, local amenities, A1 and M1 motorway links



ENTRANCE HALLWAY

Step through the contemporary composite front door into a welcoming entrance hallway. Natural light flows through the side-facing uPVC double-glazed window, creating an inviting first impression. The hallway features a central heating radiator, a spacious built-in storage cupboard, an elegant spindle staircase rising to the first floor, and doors leading to the lounge, open-plan kitchen/dining room and downstairs WC.

DOWNSTAIRS WC

Finished in a modern white suite comprising a low-flush WC and a corner wash hand basin with tiled splashback. Additional features include a contemporary tiled-effect vinyl floor, central heating radiator and extractor fan.

LIVING ROOM

A beautifully proportioned and stylish living room enjoying a large front-facing uPVC double-glazed window that fills the space with natural light. Complete with a central heating radiator, this is the perfect room to relax and unwind.

OPEN PLAN KITCHEN DINER

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

The contemporary kitchen is fitted with an extensive range of sleek wall and base units complemented by stylish worktops, incorporating a stainless steel sink with mixer tap, integrated electric oven, four-ring induction hob with extractor hood above, and a range of integrated appliances

including a fridge freezer and dishwasher. The wall-mounted combination boiler is neatly concealed within a matching cupboard, creating a seamless finish. A rear-facing uPVC double-glazed window provides plenty of natural light, while the tiled-effect flooring flows effortlessly into the dining area.

The dining area offers ample room for family meals and entertaining, with rear-facing uPVC double-glazed windows and French doors opening directly onto the beautifully landscaped rear garden. A central heating radiator and access to the utility room complete this impressive living space.

UTILITY ROOM

A practical and well-designed utility room offering additional worktop space with plumbing for a washing machine and space for a tumble dryer. Finished with tiled-effect vinyl flooring, a central heating radiator and a side-facing uPVC double-glazed window.

FIRST FLOOR LANDING

A spacious landing providing access to all four bedrooms and the family bathroom. Features include a generous storage cupboard, loft access, side-facing uPVC double-glazed window and central heating radiator.

PRINCIPLE BEDROOM

A beautifully presented principal bedroom enjoying a front-facing uPVC double-glazed window and central heating radiator. A door leads directly into the stylish en-suite shower room.

EN-SUITE SHOWER ROOM

A contemporary en-suite finished with a modern white suite comprising a spacious walk-in shower with mains-fed shower, pedestal wash hand basin and low-flush WC. Complete with tiled splashbacks, tiled-effect flooring, central heating radiator, shaver point, extractor fan and obscure side-facing uPVC double-glazed window.

BEDROOM TWO

A generous double bedroom with a front-facing uPVC double-glazed window, central heating radiator and ample space for freestanding furniture.

BEDROOM THREE

Another spacious double bedroom overlooking the rear garden, featuring a rear-facing uPVC double-glazed window, central heating radiator and plenty of room for freestanding furniture.

BEDROOM FOUR

A versatile fourth bedroom, currently utilised as a games room, offering a rear-facing uPVC double-glazed window and central heating radiator. Ideal as a home office, nursery or guest bedroom.

FAMILY BATHROOM

A stylish family bathroom fitted with a contemporary white suite comprising a panelled bath with mains-fed shower over and glazed shower screen, pedestal wash hand basin and low-flush WC. Finished with tiled splashbacks, tiled-effect flooring, central heating radiator, extractor fan and obscure side-facing uPVC double-glazed window.

EXTERIOR

To the front, the property enjoys an attractive open-plan garden with a driveway providing off-road parking for two vehicles, leading to the garage. Gated side access leads through to the rear garden.

The rear garden has been beautifully landscaped to create a stylish, low-maintenance outdoor living space, perfect for entertaining. It features an attractive paved patio, artificial lawn with decorative pebled borders and steps leading down to an impressive additional seating and entertainment terrace. Further benefits include exterior lighting and an outside water tap.

GARAGE

The garage benefits from an up-and-over door, together with power and lighting, providing excellent storage or secure parking.

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ADDITIONAL INFORMATION

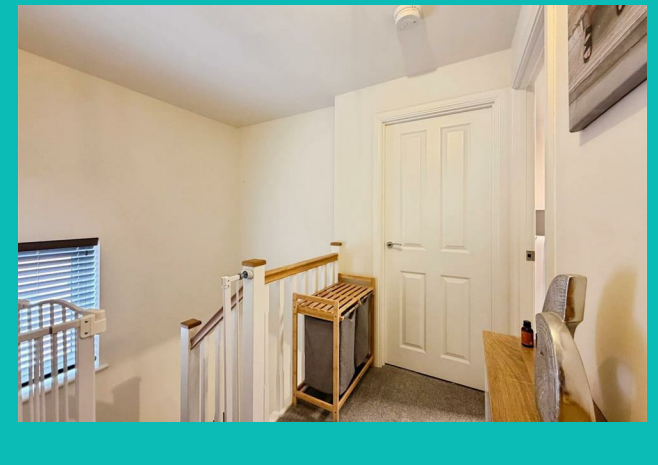
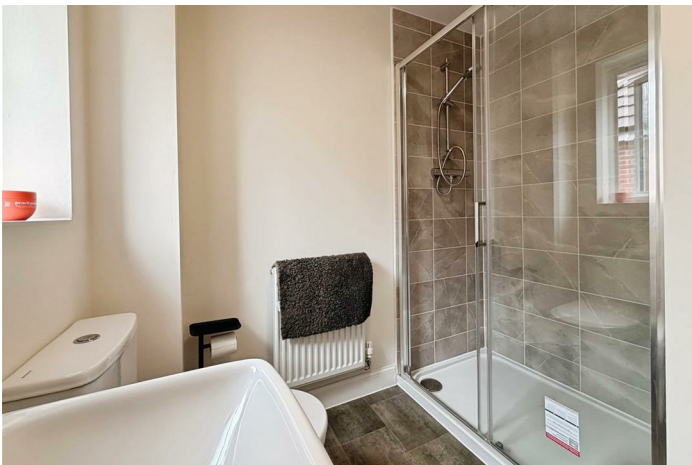
Local Authority – Bassetlaw

Council Tax – Band D

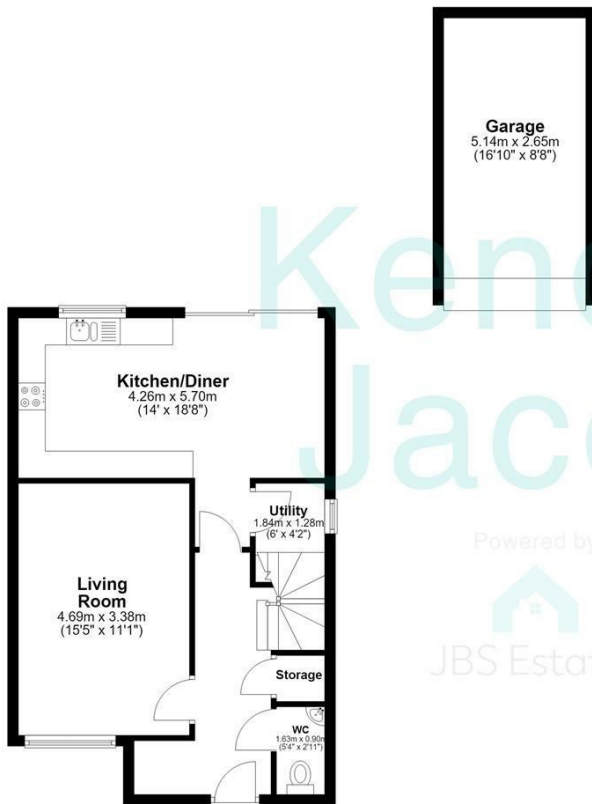
Viewings – By Appointment Only

Floor Area – 1164.60 sq ft

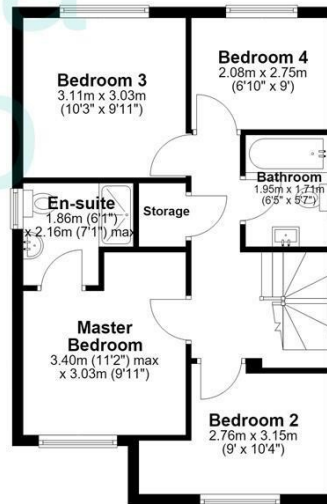
Tenure – Freehold



Ground Floor
Approx. 59.2 sq. metres (636.7 sq. feet)
(excluding WC)

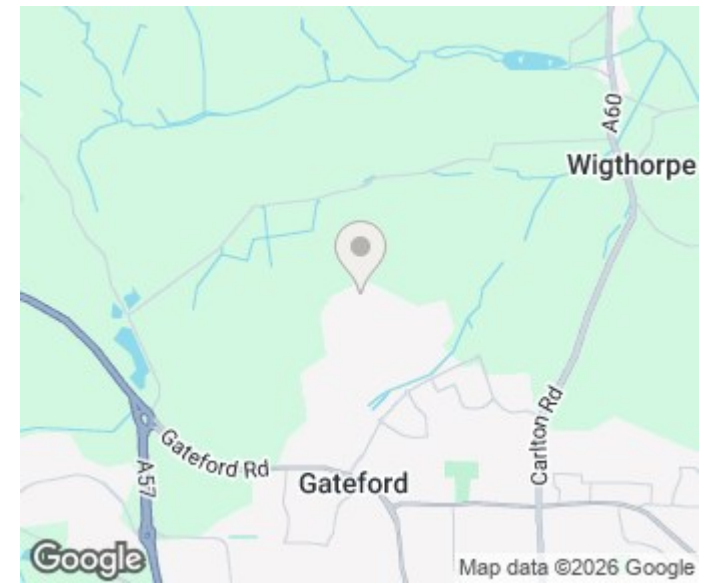


First Floor
Approx. 49.0 sq. metres (527.8 sq. feet)



Total area: approx. 108.2 sq. metres (1164.6 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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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