





2 HOLLY BLUE WAY

WORKSOP, S81 7FW

£260,000

FREEHOLD

A modern and stylish three-bedroom detached family home, situated in the highly sought-after area of Gateford in Worksop. Ideally located close to local shops, well-regarded schools, amenities and offering excellent transport links to the A1 and M1 motorway networks.

The property is well presented throughout and offers spacious and versatile accommodation, including a welcoming entrance hallway, a generous living room filled with natural light, a contemporary kitchen diner with French doors opening onto the garden, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms, including a master with en-suite and fitted wardrobes, along with a modern family bathroom.

Externally, the property benefits from a driveway providing ample off-road parking leading to a garage, and an enclosed rear garden mainly laid to lawn with a raised composite decking area, ideal for outdoor entertaining.

Overall, this is an ideal family home combining modern living with a desirable location.

Kendra Jacob

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2 HOLLY BLUE WAY

• Modern and stylish three-bedroom detached family home • Located in the highly sought-after area of Gateford, Worksop • Close to local shops, schools, amenities, and A1/M1 motorway links • Spacious and well-presented accommodation throughout • Welcoming entrance hallway with useful storage • Generous living room with plenty of natural light • Contemporary kitchen diner with French doors to the garden • Master bedroom with fitted wardrobes and en-suite shower room • Driveway providing ample off-road parking and access to a garage • Enclosed rear garden with lawn and raised decking area, ideal for entertaining





ENTRANCE HALLWAY

A front-facing composite entrance door opens into a spacious entrance hallway, featuring a quality spindle staircase rising to the first floor, laminate-effect vinyl flooring, a central heating radiator, a cloaks cupboard and an understairs storage cupboard. Doors provide access to the living room, kitchen diner and downstairs WC.

DOWNSTAIRS WC

Fitted with a modern white suite comprising a low flush WC and pedestal wash hand basin with tiled splashback. There is a central heating radiator, laminate-effect vinyl flooring and an electric extractor fan.

KITCHEN DINER

A contemporary kitchen diner fitted with a range of high-gloss wall and base units complemented by work surfaces incorporating a stainless steel sink unit with mixer tap. Integrated appliances include an electric fan-assisted oven and gas hob with extractor hood above. There is space for freestanding appliances, including a fridge freezer, dishwasher and washing machine. The wall-mounted combination boiler is neatly concealed behind matching cupboard fronts. A side-facing uPVC double-glazed window provides natural light, and the laminate-effect vinyl flooring continues into the dining area. The dining area benefits from front and side-facing uPVC double-glazed windows, along with uPVC double-glazed French doors opening onto the garden.

LIVING ROOM

A generous and attractive living room with front and side-facing uPVC double-glazed windows allowing ample natural light, complemented by two central heating radiators.

FIRST FLOOR LANDING

A spacious landing with a side-facing uPVC double-glazed window, spindle balustrade, loft access hatch and doors leading to three bedrooms and the family bathroom.

MASTER BEDROOM

A well-proportioned master bedroom with front and side-facing uPVC double-glazed windows, central heating radiator and quality fitted double wardrobes along one wall. A door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a modern white suite comprising a walk-in shower with mains shower, pedestal wash hand basin and low flush WC. The room is part tiled and includes laminate-effect vinyl flooring, a central heating radiator, electric extractor fan and a front-facing obscure uPVC double-glazed window.

BEDROOM TWO

A second double bedroom with front and side-facing uPVC double-glazed windows, a central heating radiator and an overstairs storage cupboard.

BEDROOM THREE

Currently used as a snug, this room features a side-facing uPVC double-glazed window and a central heating radiator.

FAMILY BATHROOM

A modern three-piece suite in white comprising a panelled bath, pedestal wash hand basin and low flush WC. The room is part tiled and includes tile-effect vinyl flooring, a central heating radiator, electric extractor fan and a side-facing obscure uPVC double-glazed window.

EXTERIOR

To the front of the property is a small open-plan garden and a driveway providing off-road parking for several vehicles, leading to the garage, with gated access to the rear garden.

The rear garden is of a good size, enclosed and mainly laid to lawn, featuring a raised composite decked seating area, ideal for entertaining, barbecues and family use.

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Kendra
Jacob







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ADDITIONAL INFORMATION

Local Authority – bassetlaw

Council Tax – Band C

Viewings – By Appointment Only

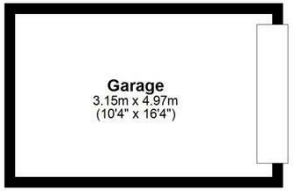
Floor Area – 1073.10 sq ft

Tenure – Freehold





Ground Floor
Approx. 57.4 sq. metres (617.8 sq. feet)



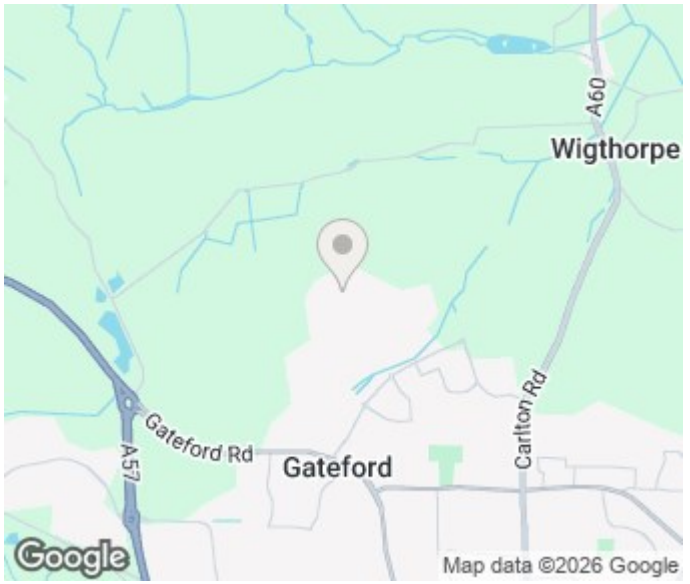
First Floor
Approx. 42.3 sq. metres (455.3 sq. feet)

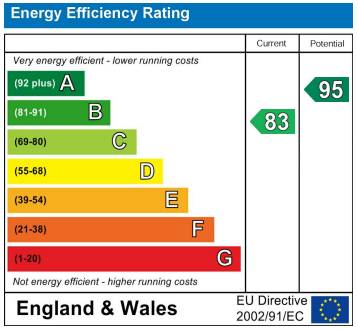


Total area: approx. 99.7 sq. metres (1073.1 sq. feet)

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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