12 PEREGRINE COURT

WORKSOP, S81 8TR

£300,000

FREEHOLD

Nestled in the corner of a quiet cul-de-sac within the highly sought-after residential area of Gateford, Worksop, this beautifully presented four-bedroom detached family home has been lovingly owned and meticulously maintained by the same owners since new. Offering spacious and versatile accommodation throughout, the property combines stylish modern living with a warm and welcoming atmosphere, making it an ideal home for growing families.

The accommodation briefly comprises a welcoming entrance hall, an elegant living room with feature fireplace, a separate dining room, a superb conservatory, a well-appointed fitted kitchen with adjoining utility room, downstairs WC, four well-proportioned bedrooms including a generous principal bedroom with contemporary en-suite, and a modern family bathroom.

Externally, the property enjoys an attractive resin driveway providing off-road parking, an integral garage, and a private, enclosed, low-maintenance rear garden designed for both relaxing and entertaining.

Further enhancing its appeal, the property benefits from owned solar panels generating an approximate annual income of £1,000, thermal solar tubes providing energy-efficient hot water, a

Kendra Jacob

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• * Beautifully presented four-bedroom detached family home. • * Tucked away in the corner of a quiet cul-de-sac in sought-after Gateford, Worksop. • * Lovingly owned and meticulously maintained by the same owners since new. • * Spacious and stylish accommodation ideal for modern family living. • * Elegant living room, separate dining room and superb conservatory. • * Modern fitted kitchen with utility room, downstairs WC and integral garage. • * Principal bedroom with fitted wardrobes and contemporary en-suite shower room. • * Private, enclosed, low-maintenance rear garden with resin driveway for two vehicles. • * Energy-efficient home with owned solar panels, thermal solar tubes and a recently installed boiler. • * Conveniently located close to excellent schools, local shops and a wide range of amenities.

ENTRANCE HALLWAY

A welcoming entrance hall accessed via a front-facing uPVC double glazed entrance door. Featuring a staircase rising to the first-floor landing, a central heating radiator, contemporary laminate wood flooring and a quality internal door leading into the spacious living room.

LIVING ROOM

A beautifully presented and generously proportioned living room, flooded with natural light from the attractive front-facing uPVC double glazed square bay window. Finished with decorative coving, a central heating radiator and a stylish feature fireplace incorporating a marble hearth and inset with an electric coal-effect fire, creating an elegant focal point. A quality internal door leads through to the dining room.

DINING ROOM

A stylish and well-appointed dining room, ideal for both everyday family living and entertaining. Featuring decorative coving, a dado rail, a central heating radiator and contemporary laminate wood flooring. Internal doors provide access to the kitchen and the impressive conservatory.

CONSERVATORY

A superb addition to the home, offering a bright and versatile living space overlooking the garden. Featuring a dwarf stone wall with uPVC double glazed windows, French doors opening onto the rear garden, tiled flooring and an insulated ceiling with recessed spotlights, making this a comfortable room to enjoy throughout the year.

KITCHEN

A modern fitted kitchen offering an excellent range of quality oak wall and base units complemented by stylish work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include a fan-assisted electric double oven, induction hob and dishwasher, with space for a freestanding fridge. Finished with part-tiled walls, a rear-facing uPVC double glazed window, a large storage cupboard, central heating radiator and tiled flooring which continues seamlessly into the utility room. An internal door provides access to the integral garage.

UTILITY ROOM

A practical utility room fitted with additional wall and base units and complementary work surfaces. There is space for a freestanding freezer and plumbing for an automatic washing machine. Further features include part-tiled walls, a central heating radiator, a rear-facing uPVC double glazed window, a side entrance door and access to the downstairs WC.

DOWNSTAIRS WC

Fitted with a low flush WC and pedestal wash hand basin. Fully tiled walls and flooring create a clean contemporary finish, complemented by a central heating radiator, extractor fan and a side-facing obscure uPVC double glazed window.

FIRST FLOOR LANDING

The landing provides access to four well-proportioned bedrooms and the family bathroom. Additional features include an airing cupboard housing the hot water cylinder and a loft access hatch.

PRINCIPLE BEDROOM

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

EN-SUITE SHOWER ROOM

A contemporary shower room fitted with a luxurious double walk-in shower featuring a rainfall shower head and separate handheld attachment. Also comprising a vanity wash hand basin and low flush WC. Finished with fully tiled walls, tile-effect flooring, recessed spotlights, extractor fan and a side-facing obscure uPVC double glazed window.

BEDROOM TWO

A generous second double bedroom featuring a front-facing uPVC double glazed window and central heating radiator.

BEDROOM THREE

A well-proportioned double bedroom, currently utilised as a home office. Featuring a rear-facing uPVC double glazed window, central heating radiator and contemporary laminate wood flooring.

BEDROOM FOUR

A versatile fourth bedroom, currently used as a hobby room, with a rear-facing uPVC double glazed window and central heating radiator.

FAMILY BATHROOM

A modern three-piece suite comprising a panelled bath with electric shower and glazed shower screen, pedestal wash hand basin and low flush WC. Finished with part-tiled walls, tiled flooring, a central heating radiator, extractor fan and a rear-facing obscure uPVC double glazed window.

EXTERIOR

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

The rear garden is private, enclosed and designed for low-maintenance living, featuring an extensive paved seating area, mature well-stocked borders, external lighting and an outside water tap, making it an ideal space for relaxing or entertaining.

GARAGE

The integral garage benefits from an up-and-over door, power and lighting, and houses the recently installed wall-mounted combination boiler.

AGENTS NOTE

Agent's Note

The property benefits from a number of valuable energy-efficient and modern upgrades. Owned solar panels are included within the sale and, according to the current vendors, generate an approximate annual income of £1,000. In addition, the property is fitted with thermal solar tubes, which provide hot water and help reduce day-to-day utility costs. The system is professionally serviced and maintained on an annual basis.

The wall-mounted combination boiler was recently installed and benefits from approximately two years remaining on the manufacturer's warranty.

The property is also equipped with full fibre broadband, offering high-speed internet connectivity, and a fitted intruder alarm system for added security and peace of mind.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

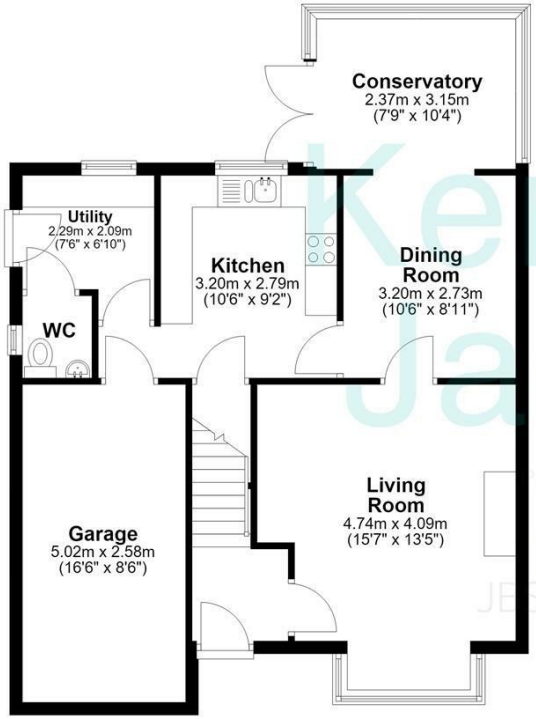
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1272.30 sq ft

Tenure – Freehold

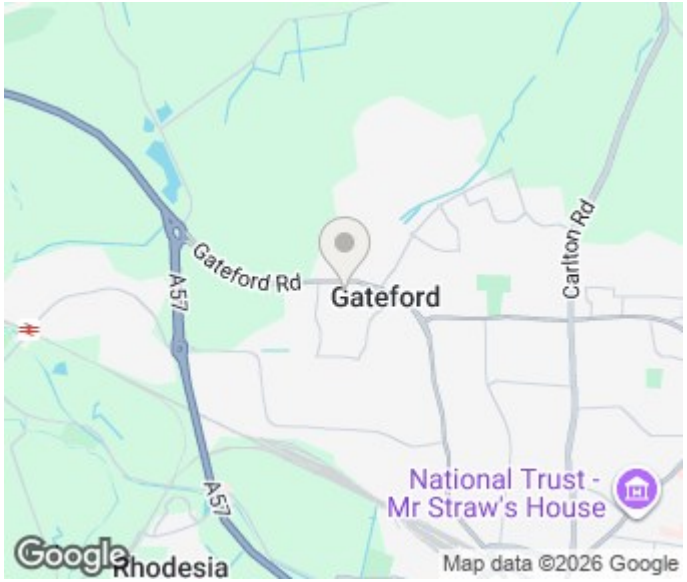
Ground Floor
Approx. 68.2 sq. metres (734.0 sq. feet)

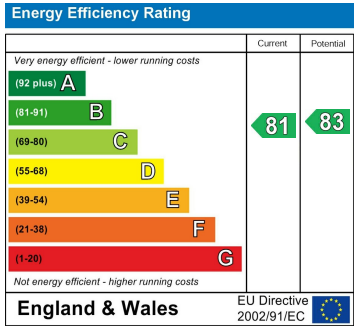


First Floor
Approx. 50.0 sq. metres (538.3 sq. feet)

Total area: approx. 118.2 sq. metres (1272.3 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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