



346 GATEFORD ROAD WORKSOP, S81 7DB

£150,000
FREEHOLD

This well-presented two-bedroom home offers spacious and versatile accommodation, ideally suited to first-time buyers, couples and those looking to downsize. The property combines traditional features with practical modern living and benefits from double glazing, central heating, off-road parking and a generous rear garden. The ground floor provides a welcoming living room with front-facing double-glazed bay window, a separate dining room with useful understairs storage, and a fitted kitchen with integrated appliances and access to the side of the property. To the first floor are two good-sized double bedrooms and a spacious family bathroom. Both bedrooms benefit from double-glazed windows and central heating, with bedroom two also offering useful wardrobe space.

Externally, the property benefits from a driveway providing off-road parking for one vehicle, while the extensive rear garden features a block-paved patio, lawned area, storage shed, outbuilding and secure gated side access. With its combination of generous outdoor space and off-road parking this property offers an excellent opportunity for family living. The property is situated in an established and popular residential area, conveniently located for a good range of everyday amenities, including local shops, supermarkets and a post office. The location is also particularly well placed for families, with several schools within the surrounding area, including Gateford Park Primary School, St John's Church of England Academy and Outwood Academy Valley, all within easy reach.

**Kendra
Jacob**

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346 GATEFORD ROAD

• SEMI-DETACHED • TWO DOUBLE BEDROOMS • GENEROUS SIZE BATHROOM • EXTENSIVE REAR GARDEN WITH LARGE STORAGE SHED & OUTBUILDING • OFF ROAD PARKING • TWO RECEPTION ROOMS • CLOSE TO LOCAL SHOPS, SCHOOLS, POST OFFICE AND OTHER AMENITIES • ATTRACTIVE PROPERTY • IDEAL FOR FIRST TIME BUYERS



LIVING ROOM

A well-proportioned living room featuring a front-facing double-glazed bay window, UPVC entrance door, traditional ceiling coving, laminate flooring and central heating radiator. Built-in storage cupboard providing useful additional storage.

DINING ROOM

A separate dining room with a rear-facing double-glazed window, laminate flooring and traditional ceiling coving. A door provides access to the staircase leading to the first floor, with useful understairs storage cupboard and power points.

KITCHEN

Fitted with a range of wall and base units incorporating work surfaces, stainless steel sink and drainer, and a range of integrated appliances including a gas hob, stainless steel electric oven and grill. There is plumbing for a dishwasher and washing machine, together with power points. Side-facing double-glazed window and UPVC door provide access to the outside.

FIRST FLOOR-LANDING

A spacious first-floor landing with loft access and central heating radiator, providing access to two double bedrooms and a generous family bathroom.

BEDROOM ONE

A spacious double bedroom with front-facing double-glazed window, central heating radiator and laminate flooring. Built-in cupboard housing the central heating system, together with power points.

BEDROOM TWO

A second double bedroom with rear-facing double-glazed window, central heating radiator and useful alcove providing access to wardrobe space. Power points are also provided.

BATHROOM

A generous family bathroom comprising a panelled bath with shower over, wash hand basin with vanity unit and low-flush WC. Features include a chrome heated towel radiator, PVC ceiling, fully tiled walls, central heating radiator and rear-facing double-glazed obscure window.

EXTERNAL

To the front of the property is a driveway providing off-road parking and further to the rear is an extensive garden featuring a block-paved patio with steps leading down to a mainly laid-to-lawn garden. The garden benefits from a large storage shed, outbuilding and a secure gated side access.

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ADDITIONAL INFORMATION

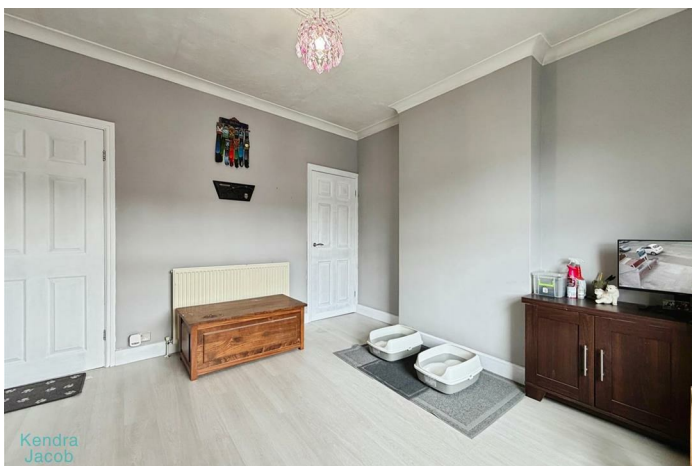
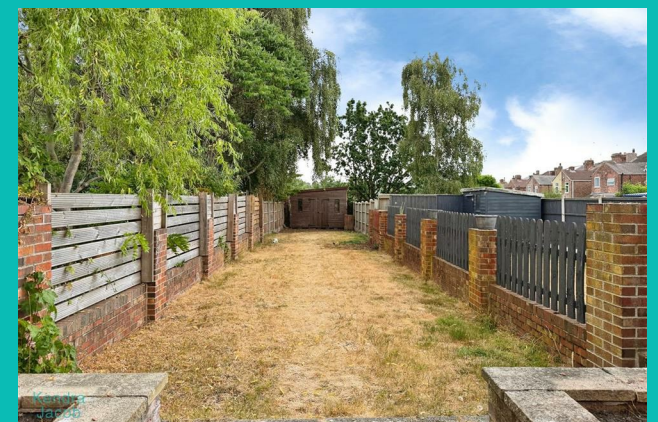
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 881.90 sq ft

Tenure – Freehold



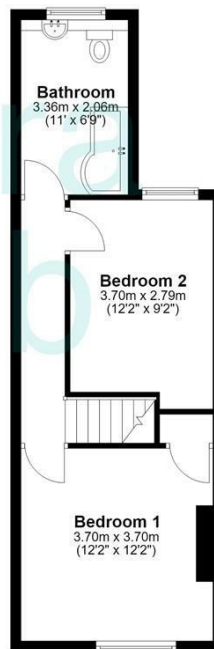
Ground Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



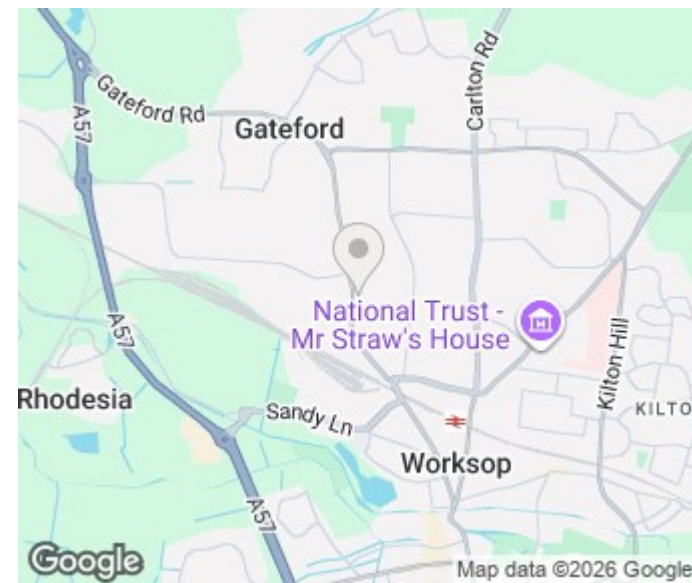
First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 81.9 sq. metres (881.9 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		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

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