



11 SWALLOWTAIL DRIVE WORKSOP, S81 7FX

£290,000
FREEHOLD

GUIDE PRICE £290,000 - £300,000

An exceptional opportunity to acquire this show home standard three-bedroom detached family residence, beautifully presented throughout and benefiting from approximately **£20,000 worth of high-quality upgrades**. Occupying a desirable position on this sought-after development in Gateford, the property offers stylish and contemporary living accommodation finished to an impressive specification.

The accommodation briefly comprises a welcoming entrance hallway, elegant living room, stunning open-plan kitchen diner with integrated appliances and French doors opening onto the rear garden, utility room and downstairs cloakroom/WC. To the first floor are three well-proportioned double bedrooms, including a luxurious principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property enjoys attractive landscaped gardens, two driveways providing ample off-road parking and a fully enclosed rear garden designed for both relaxation and entertaining.

**Kendra
Jacob**

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Total area: approx. 88.3 sq. metres (950.6 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		83	
(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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