



## 341 Gateford Road, Worksop

£185,000 Freehold

Three Bedroom Extended Family Home • Re-Rendered Exterior Enhancing Kerb Appeal • Windows And External Doors Replaced In 2021 • Modern Kitchen Installed Approximately Five Years Ago • Larger Than Average Double-Width Rear Garden • Extensive Driveway Parking And Detached Garage • Move-In-Ready Presentation Throughout





GUIDE PRICE £185,000 – £195,000

A well presented and deceptively spacious three bedroom family home, benefiting from a substantial double storey extension completed prior to the current ownership. The property has been maintained to a high standard throughout and offers modern, move-in-ready accommodation ideal for a range of buyers.

The home has been re-rendered during the current owners' tenure, with the windows and external doors replaced in 2021, enhancing both kerb appeal and efficiency. Internally, the contemporary fitted kitchen was installed approximately five years ago and includes quality integrated appliances such as a Neff hide-and-slide oven, ceramic hob with extractor, built-in fridge/freezer and washing machine.

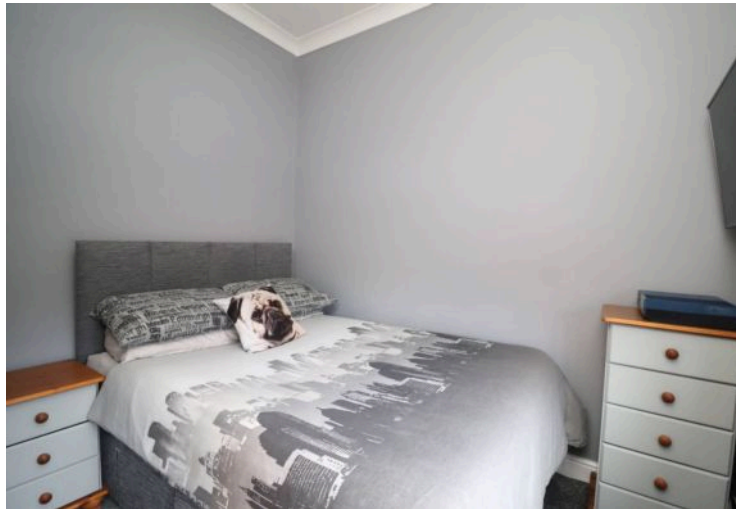
The accommodation also includes a spacious dining room and comfortable lounge, along with three well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys excellent off-road



Council Tax band: B

Tenure: Freehold





### Entrance Porch

Entrance door and door leading to:

### Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

### Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing





## **GARDEN**

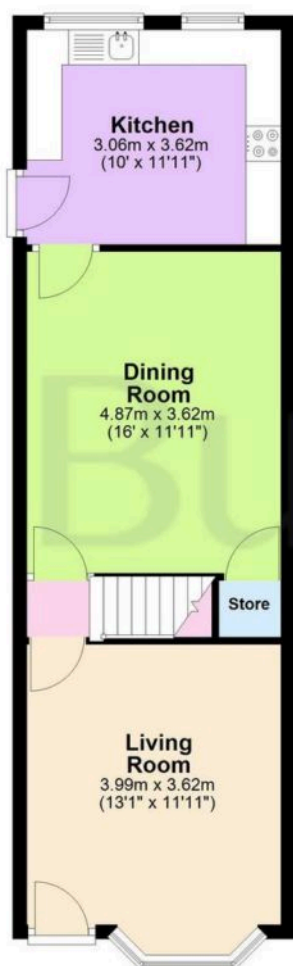
The rear garden is a particular highlight — larger than average for the area and benefiting from a double-width plot thanks to the driveway adding to the overall space. Mainly laid to lawn with patio seating areas, summerhouse at the rear of the garden with power, established boundaries and excellent privacy, it is ideal for families, entertaining or outdoor enjoyment.

## **DRIVEWAY**

### **4 Parking Spaces**

To the front, the property offers a substantial driveway providing excellent off-road parking, leading through to a detached garage.

**Ground Floor**  
Approx. 46.4 sq. metres (498.9 sq. feet)



**First Floor**  
Approx. 47.8 sq. metres (514.6 sq. feet)



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