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FOR SALE

£350,000

30 Kingfisher Walk, Gateford, Worksop, Nottinghamshire. S81 8TQ



Offered for sale within our Signature Range with an internal inspection being highly recommended is this well presented and decorated four bedroom detached home that has gas central heating and uPVC double glazed windows. Set on a generous plot with excellent family accommodation, the property is set within this much sought after area and is in access to the M1 and A1 motorway networks. In brief comprises of; entrance hallway, W.C, lounge, dining room with French doors to the conservatory, kitchen with a good range of fitted units, hob, double oven and extractor, utility room. On the first floor; landing, four bedrooms, three with built in wardrobes, bedroom one with ensuite, family bathroom. Outside; front and rear gardens, the rear being enclosed, double width driveway and double garage. Viewing Strongly Advised.



## Ground Floor

### Entrance Hallway

With entrance door, central heating radiator, feature mosaic tiled floor, understairs storage, stairs to the first floor.

### W.C

With a low flush w.c, wash hand basin, front facing window, central heating radiator.

### Lounge 4.87m x 3.59m (16' 0" x 11' 9")

With a front facing bay window, side facing window, fire surround, central heating radiator.

### Dining Room 2.95m x 2.78m (9' 8" x 9' 1")

With French doors to the conservatory, central heating radiator.

### Conservatory 3.86m x 3.46m (12' 8" x 11' 4")

Being uPVC double glazed and brick built with side facing French doors to the garden, central heating radiator.

### Kitchen 3.27m x 2.97m (10' 9" x 9' 9")

With a good range of fitted wall and base units, worksurfaces, bowl and half sink unit with mixer tap, tiled floor, plumbing for an dishwasher, rear facing window, archway to the utility room.

### Utility Room 2.53m x 1.37m (8' 4" x 4' 6")

With fitted units, worksurfaces, sink unit, rear door, plumbing for an automatic washing machine, central heating radiator.

## First Floor

### Landing

With feature glass stained side facing window, loft access, cylinder airing cupboard.

### Bedroom One 4.43m x 3.55m (14' 6" x 11' 8")

With a good range of fitted wardrobes, two front facing windows, central heating radiator.

### Ensuite

With a shower cubicle and mains shower unit, wash hand basin, low flush w.c, ceramic tiled floor, front facing window, central heating radiator., tilling.

### Bedroom Two 3.09m x 2.75m (10' 2" x 9' 0")

With a built in double wardrobe, rear facing window, central heating radiator.

### Bedroom Three 2.86m x 2.73m (9' 5" x 8' 11")

With a built in double wardrobe, rear facing window, central heating radiator.

### Bedroom Four 2.57m x 2.30m (8' 5" x 7' 7")

With a front facing window, central heating radiator.

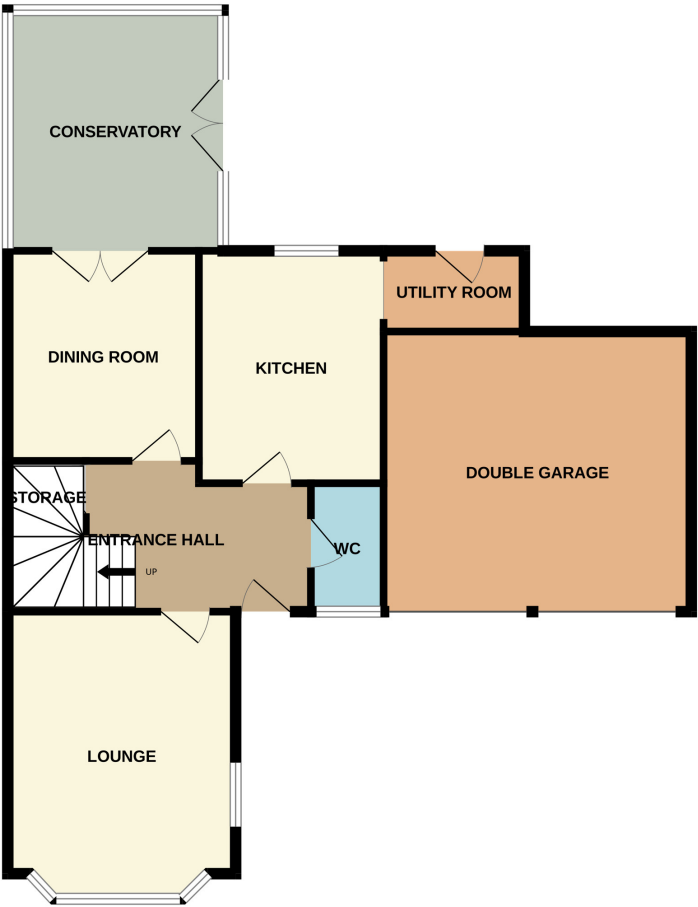




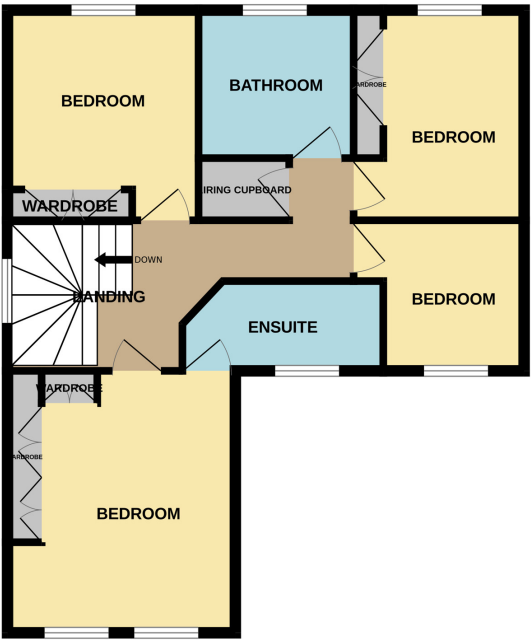




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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