

REDUCED



35 Peregrine Court, Gateford, Worksop, Nottinghamshire S81 8TR

£280,000 - Freehold

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PROPERTY SUMMARY

Situated within this sought after residential area and on a corner plot this is a tastefully presented and well decorated four bedroom extended family detached home that has gas fired central heating and uPVC double glazed windows. The property requires an internal inspection to fully appreciate the accommodation on offer and size of the plot the property is placed on. The accommodation comprising of; entrance lobby, lounge with fire surround and electric fire, converted garage that is ideal as a playroom or home office, dining kitchen with modern white high gloss fitted units and integrated appliances, sitting room, utility room, rear lobby and w.c. On the first floor; landing, four bedrooms, bedroom one with ensuite shower room, modern family bathroom. Outside; gardens to three sides, the rear with blocked paved patio, double width driveway to the front. Viewing highly advised.

POINTS OF INTEREST

- *Delightful Corner Plot*
- *Well Decorated & Presented*
- *Much Improved, Extended Detached*
- *Three Reception Rooms*
- *Four Bedroom*
- *GFCH and uPVC DG*
- *High Quality Fixtures and Fittings*
- *Generous Gardens to Three Sides*
- *Viewing Highly Advised*
- *Potential Bedroom Five within Former Garage*



ROOM DESCRIPTIONS

Ground Floor

Entrance Lobby

With entrance door, stairs to the first floor, central heating radiator.

Lounge 5.57m x 4.66m (18' 3" x 15' 3")

With fire surround electric fire, two central heating radiators, front facing bay window, understairs storage.

Play Room/Home Office 5.46m x 2.33m (17' 11" x 7' 8")

Being the former single integral garage with front facing window, central heating radiator, enclosed boiler. This could be used as occasional bedroom five.

Dining Kitchen 5.43m x 3.27m (17' 10" x 10' 9")

With a modern range of white high gloss wall and base units, worksurfaces, bowl and half sink unit, range cooker with extractor hood, integrated dishwasher, rear facing window, rear French doors to the sitting room.

Sitting Room 4.82m x 3.56m (15' 10" x 11' 8")

With French doors to the side garden.

Utility Room 1.73m x 1.59m (5' 8" x 5' 3")

With a range of fitted units, worksurfaces, integrated washing machine/dryer, side door, rear facing window, central heating radiator.

Rear Lobby

Access to the home office/play room.

W.C

With low flush w.c, wash hand basin, side facing window, tiling to splashback, central heating radiator.

First Floor

Landing

Bedroom One 4.03m x 3.08m (13' 3" x 10' 1")

With front facing window, built in double wardrobes, central heating radiator.

Ensuite

Fitted in a suite that comprises of; shower cubicle with mains shower, low flush w.c, wash hand basin, tiling to splashback, front facing window, central heating radiator.

Bedroom Two 3.14m x 3.10m (10' 4" x 10' 2")

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

Bedroom Three 3.59m x 2.54m (11' 9" x 8' 4")

With storage cupboard, front facing window, central heating radiator.

Bedroom Four 3.59m x 1.99m (11' 9" x 6' 6")

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

Bathroom

Fitted in a suite that comprises of; panelled bath, low flush w.c, wash hand basin, extractor, central heating radiator, side facing window, tiling to splashback.

Outside

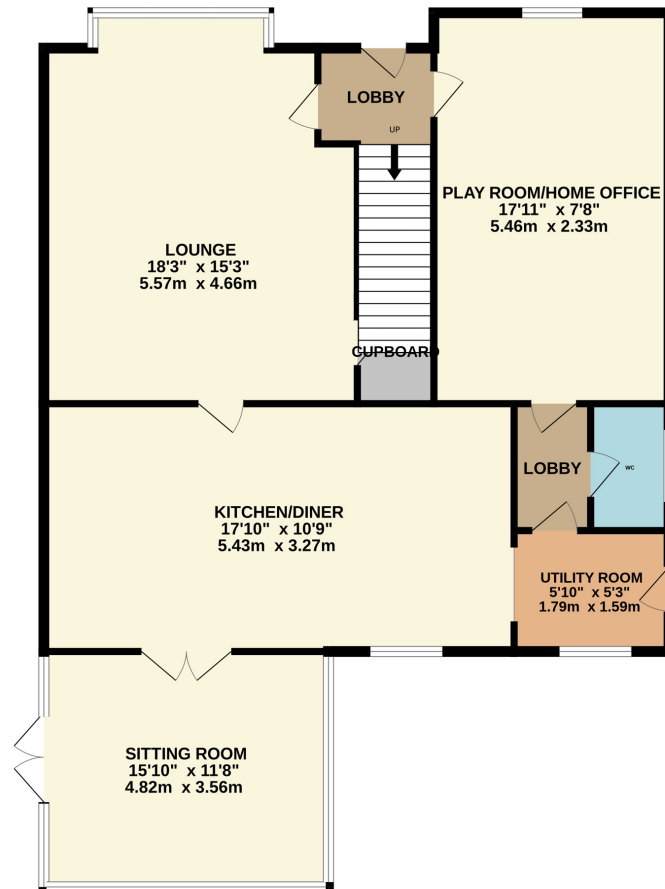
Gardens

To three sides, the front and side with lawn, borders and a good selection of shrubs. The rear being well laid out and stocked with extensive patio, lawn, borders, shrubs, patio, outside tap.

Double Width Driveway

To the front.

GROUND FLOOR



1ST FLOOR

