



T: 01909 509001
E: info@bartropanddilks.co.uk
W: www.bartropanddilks.co.uk
A: 78 Bridge Street, Worksop, S80 1JA

FOR SALE

£410,000

Hawson Way, Gateford, Worksop, Nottinghamshire. S81 8TH



Offered for sale within our 'Signature Range' is this much improved, six bedroom extended family home that fully requires an internal inspection to appreciate the accommodation, fixtures and fittings the property offers. Tucked away on the edge of the estate, fronting to woodland area, the property is well presented and decorated throughout and has gas central heating plus uPVC double glazed windows. Being extended, the accommodation comprises of; entrance hallway, W.C, lounge, sitting room, extended study, dining kitchen with a range of high gloss units and granite worksurfaces, integrated appliances. This room was originally the dining room and kitchen, utility room. On the first floor; landing which provides access to the loft conversion, on the first floor there are four double bedrooms, bedroom one with fitted wardrobes to one wall and a ensuite bathroom, modern family bathroom. On second floor; landing, bedrooms five and six. Outside; delightful position with gardens to the front and rear, the rear

Ground Floor

Entrance Hallway

With a central heating radiator, under stairs storage and stairs to the first floor.

W.C

With ceramic tiled flooring, tiled splash backs and a white suite including a low flush WC and a wall mounted wash hand basin.

Lounge 6.71m x 3.90m (22' 0" x 12' 10")

With coving to the ceiling, inset spot lights, two central heating radiators and a feature fireplace inset with a gas fire and having a tiled hearth. There are French doors to the:-

Sitting Room 3.99m x 3.80m (13' 1" x 12' 6")

With side facing patio doors leading to a paved patio area.

Dining Kitchen 6.48m x 3.62m (21' 3" x 11' 11")

The former kitchen and dining room now being converted into one room that has a high gloss fitted kitchen with granite worksurfaces, bowl and half sink unit with mixer tap, central Island with fitted base units and sink unit with how water tap, cardene flooring, built in electric oven with a microwave oven positioned to the side of this and plate warmer below. The oven and microwave are self cleaning, wine rack, two rear facing windows, rear French door set in a bay window and opens to the rear garden, integrated dishwasher, American Fridge freezer space, two central radiators.

Utility Room

With ceramic tiled flooring, units matching those of the kitchen, central heating radiator, side access door to the side pathway, tiled splash backs, storage units and a stainless steel sink unit with a mixer tap over.

Study 3.41m x 2.78m (11' 2" x 9' 1")

Extended with a central heating radiator, laminate flooring and a walk in bay window.

First Floor

Landing

With access to the loft conversion which are Bedrooms five and six, front facing window.





GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	