

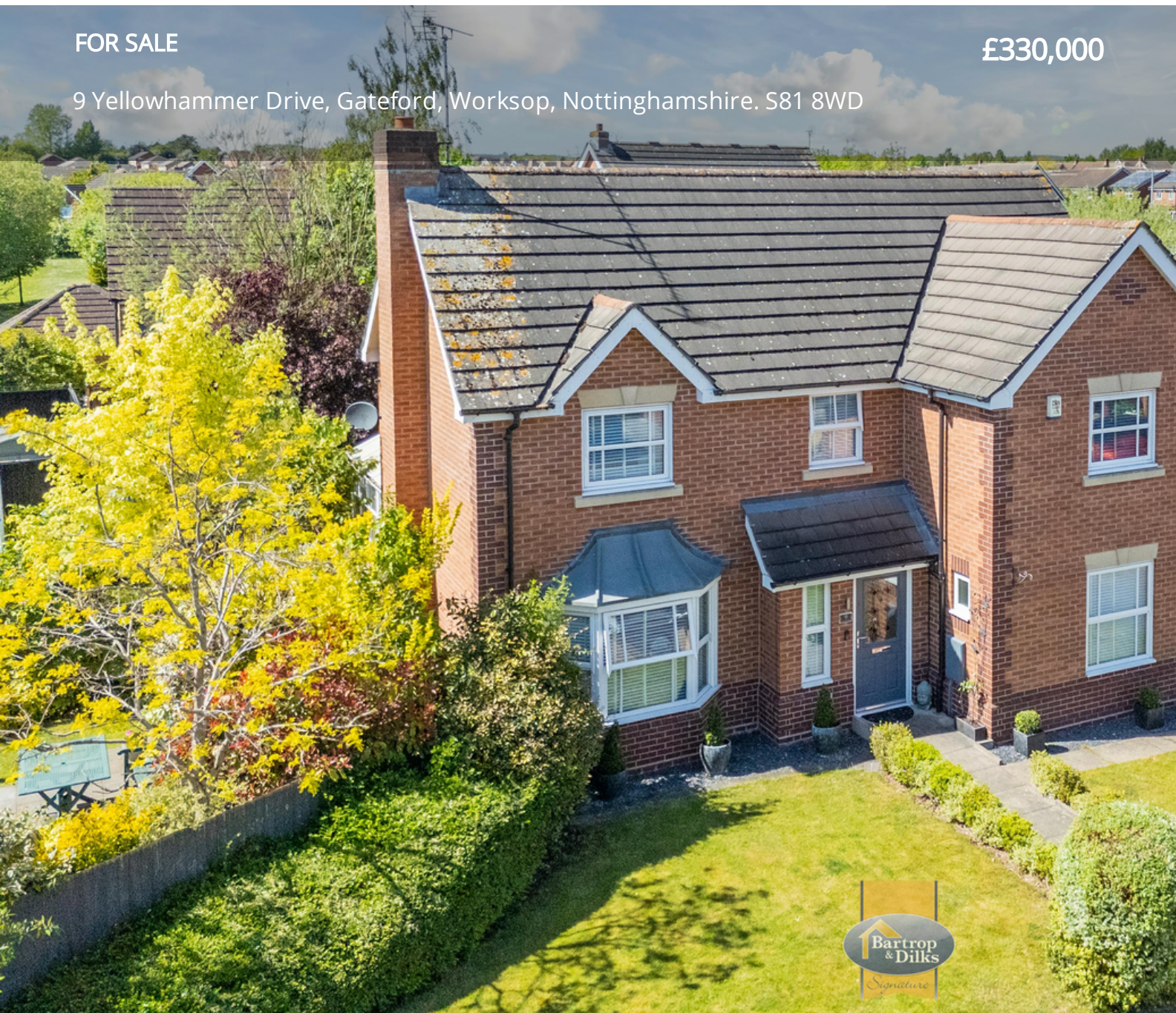


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FOR SALE

£330,000

9 Yellowhammer Drive, Gateford, Worksop, Nottinghamshire. S81 8WD



Offered for sale within our 'Signature Range' and set within a delightful cul de sac location, is this immaculately presented and decorated four bedroom detached family home. Viewing is highly recommended with the property having gas fired central heating and uPVC double glazed windows. The accommodation comprises of; entrance hallway, W.C, study, lounge with fire surround and gas fire, French doors to the conservatory, dining room with bay window overlooking the rear garden, excellent fitted kitchen with integrated appliances, utility room. On the first floor; landing, four bedrooms, three with built in double wardrobes, bedroom one with an ensuite that has a double shower cubicle, family bathroom. Outside; attractive front and rear gardens, the rear being enclosed with extensive patio/decking and facing south, double width driveway down the side providing parking for approx six vehicles that leads to the detached double garage.

Ground Floor

Entrance Hallway

With an entrance door, understairs storage cupboard, stairs rising to the first floor, central heating radiator, coving to the ceiling and a door leading into the lounge, wooden flooring.

W.C

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

Study 2.84m x 2.23m (9' 4" x 7' 4")

With a front facing window, central heating radiator.

Lounge 5.93m x 3.66m (19' 5" x 12' 0")

With a fitted feature fire surround, inset flame gas fire, two central heating radiators, double glazed French doors leading to the conservatory and a front facing double glazed bay window

Conservatory 4.66m x 2.85m (15' 3" x 9' 4")

Being uPVC double glazed and brick built that has side facing French doors to the garden.

Dining Room 3.66m x 3.11m (12' 0" x 10' 2")

With a rear facing bay window overlooking the sought facing rear garden, central heating radiator.

Kitchen 3.40m x 2.96m (11' 2" x 9' 9")

Fitted with wall and base units, worksurfaces, bowl and half inset sink unit, integrated dishwasher and fridge, range cooker with double oven and grill and five ring gas hob with extractor above, tiled splashbacks, central heating radiator, rear facing double glazed window, tiled floor,

Utility Room 1.84m x 1.83m (6' 0" x 6' 0")

Fitted with a range of wall and base units with worksurfaces, sink unit, plumbing for a washing machine, a wall mounted gas central heating boiler, central heating radiator and a side facing door.

First Floor

Landing

With a front facing double glazed window, central heating radiator, cylinder airing cupboard, loft access

Bedroom One 4.09m x 3.23m (13' 5" x 10' 7")

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

Ensuite

Fitted with a double shower cubicle and mains shower unit, wash hand basin, low flush w.c, rear facing window, central heating radiator, tiling, extractor fan.

Bedroom Two 3.30m x 3.14m (10' 10" x 10' 4")

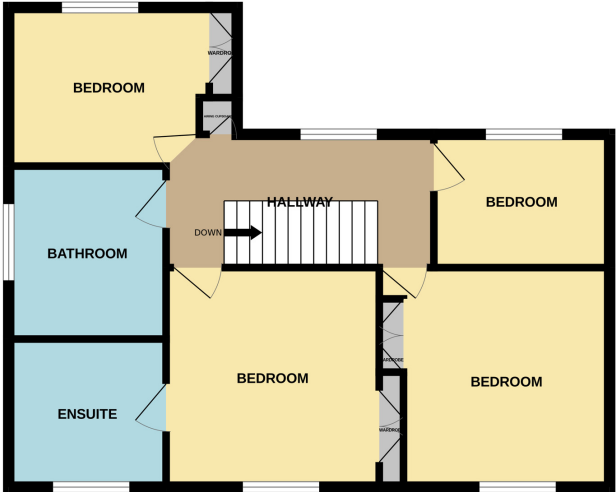




GROUND FLOOR



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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