

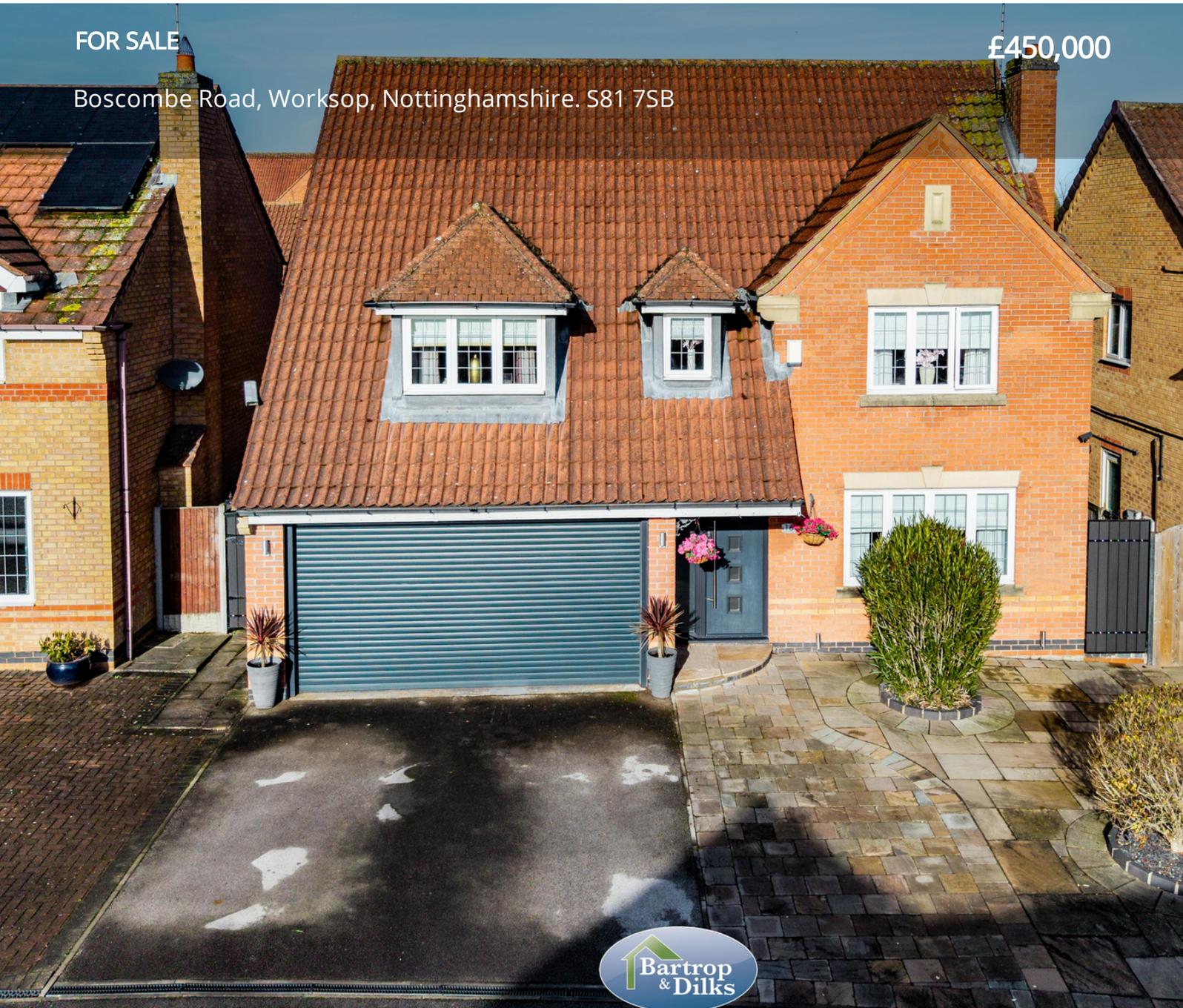


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FOR SALE

£450,000

Boscombe Road, Worksop, Nottinghamshire. S81 7SB



Offered for sale within our Signature Range with an internal inspection being highly recommended is this immaculate, well presented and decorated four double bedroom, executive detached family home that has gas central heating and uPVC double glazed windows. Being set within this most sought after area in Gateford, the property has a high standard of fixtures and fittings throughout being much improved by the current owners. Offering delightful family accommodation which in brief comprises of; entrance hallway, cloakroom, lounge with fire surround and gas fire, dining room with French doors to the rear garden, most stunning high quality 'L' shaped dining/family kitchen with granite worksurfaces and integrated appliances, from the dining area there are French doors leading to the patio and garden, utility room. On the first floor; landing, four double bedrooms, three with built in wardrobes, the master bedroom with a stunning modern ensuite that has his and hers wash hand basins, family bathroom that

Ground Floor

Entrance Hallway

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

Cloakroom

With a low flush w.c, wash hand basin set within a vanity unit, central heating radiator, tiling.

Lounge 5.11m x 3.68m (16' 9" x 12' 1")

With a fire surround and gas fire, central heating radiator, front facing window.

Dining Room 3.29m x 3.11m (10' 10" x 10' 2")

With French doors to the rear garden, central heating radiator.

'L' Shaped Kitchen/Dining/Family Room 6.79m x 5.38m (22' 3" x 17' 8")

Measurements being max with high quality fitted units, granite worksurfaces, gas hob with extractor above, integrated oven, microwave, wine cooler, fridge, tiled floor, central heating radiator, two rear facing windows, side facing windows, French doors to the patio and rear garden.

Utility Room 2.77m x 1.65m (9' 1" x 5' 5")

With fitted units, plumbing for an automatic washing machine, understairs storage, door into the garage.

First Floor

Landing

A open landing with loft access and cylinder airing cupboard.

Bedroom One 4.71m x 3.72m (15' 5" x 12' 2")

With fitted wardrobes to one wall, front facing window, central heating radiator.

Ensuite

With his and hers wash hand basins, double shower cubicle and mains shower unit, low flush w.c, central heating radiator, tiling, front facing window.

Bedroom Two 4.60m x 4.51m (15' 1" x 14' 10")

With a front facing dormer window, central heating radiator.

Bedroom Three 3.87m x 2.85m (12' 8" x 9' 4")

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

Bedroom Four 3.71m x 3.14m (12' 2" x 10' 4") W

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

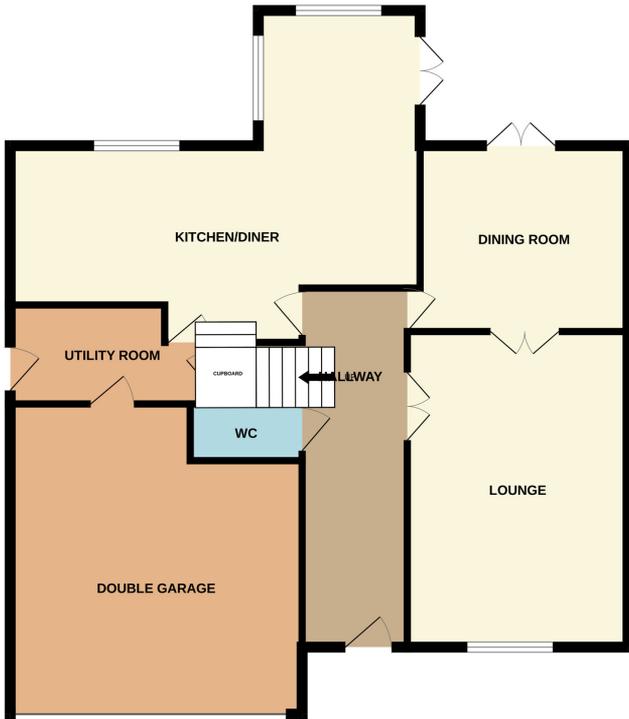
Family Bathroom

A high quality modern fitted four piece family bathroom with panelled bath, double shower cubicle and mains shower unit, wash hand basin, low flush w.c, tiling to walls, extractor, rear 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	68
(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 	