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FOR SALE

£237,000

Cape Honey Way, Worksop, Nottinghamshire. S81 7SR



Early viewing is highly recommended for this well-presented three-bedroom semi-detached home, ideally suited to first-time buyers and finished to a high standard throughout. Benefiting from gas central heating and uPVC double glazing, the property is located in the highly sought-after area of Gateford, close to local schools and offering convenient access to the M1 and A1. The accommodation briefly comprises: entrance lobby, ground floor W.C., spacious lounge, and a well-appointed dining kitchen featuring a split-level cooker and integrated appliances. To the first floor, there is a landing, three bedrooms, with the main bedroom enjoying an en-suite shower room and fitted wardrobes, together with a modern family bathroom fitted with a white suite. Outside, the property has gardens to the front and rear, with the rear garden designed for low-maintenance living and including a summer house and garden shed. A driveway to the side provides off-road parking for two vehicles.

## Ground Floor

### Entrance Lobby

With a front entrance door, central heating radiator, staircase rising to the first floor, and a glazed door leading into the lounge.

### W.C

Fitted with a low flush W.C., wash hand basin, and central heating radiator.

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

With a front-facing window, central heating radiator, and a stylish media wall incorporating a feature fire surround below.

### Dining Kitchen 4.60m x 3.31m (15' 1" x 10' 10")

Fitted with a range of high-quality wall and base units with complementary work surfaces, inset sink unit, built-in gas hob with extractor over and electric oven below. Having tiled flooring, tiled splashbacks, rear-facing window and French doors leading to the garden, central heating radiator, storage cupboard, and plumbing for an automatic washing machine.

## First Floor

### Landing

With storage cupboard and loft access.

### Bedroom One 3.64m x 2.56m (11' 11" x 8' 5")

With a front facing window, central heating radiator, fitted wardrobes.

### Ensuite

Fitted with a shower cubicle with mains-fed shower, low flush W.C., and wash hand basin. Having a side-facing window and central heating radiator.

### Bedroom Two 3.11m x 2.57m (10' 2" x 8' 5")

With a rear facing window, central heating radiator.

### Bedroom Three 2.69m x 1.92m (8' 10" x 6' 4")

With a front facing window, central heating radiator.

### Bathroom

Fitted with a modern white suite comprising a panelled bath, wash hand basin, and low flush W.C. Having a rear-facing window and central heating radiator.

## Outside

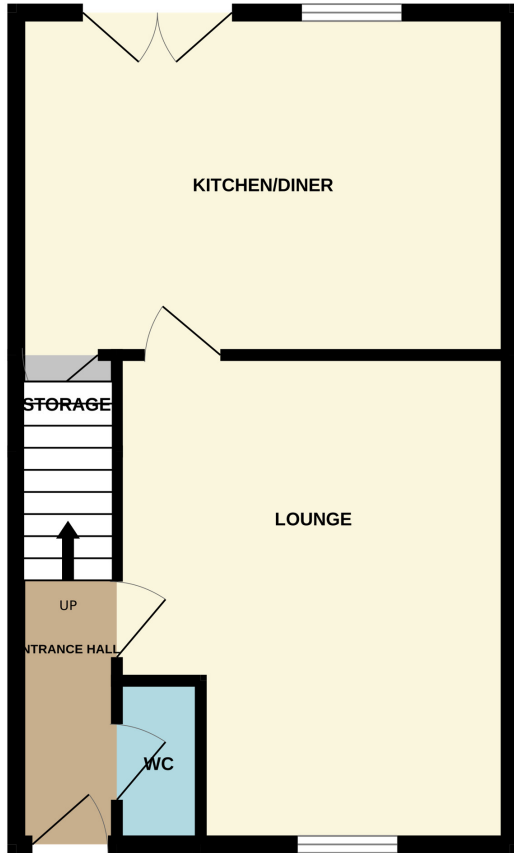
### Gardens

The property benefits from attractive, low-maintenance gardens to both the front and rear. The rear garden is fully enclosed, enjoying a good degree of privacy and featuring an extensive patio area ideal for outdoor entertaining. In addition, there is a versatile home office/entertainment room, perfect for modern living, along with a useful garden

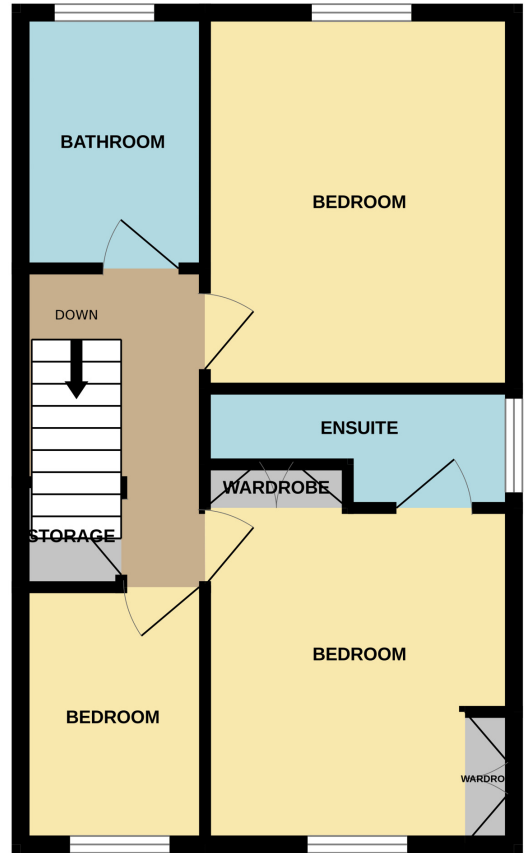




GROUND FLOOR



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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