

FOR
SALE



Swan Court, Gateford, Worksop, Nottinghamshire S81 8TG

£320,000 -

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PROPERTY SUMMARY

Tucked away in a delightful position within a highly sought after cul de sac, this impressive four bedroom executive detached home offers beautifully appointed accommodation finished to a high standard of fixtures and fittings throughout. Being well presented and tastefully decorated, the property truly warrants an internal inspection to fully appreciate the space and quality on offer. The accommodation briefly comprises a welcoming entrance hallway, a downstairs cloakroom, and a spacious lounge featuring an attractive fire surround with inset gas fire and a front facing bay window that provides an abundance of natural light. A separate dining room offers an ideal space for entertaining and opens through into a rear sitting room, creating a versatile and flowing living arrangement. The kitchen is fitted with a range of high quality modern units, complemented by quartz work surfaces and a selection of integrated appliances, including a gas hob with extractor above, microwave oven, separate oven, and dishwasher. To the first floor, a landing leads to four well proportioned bedrooms. The principal bedroom benefits from built in double wardrobes to one wall and a stylish fitted ensuite. The remaining bedrooms are served by a contemporary white family bathroom fitted with a modern suite. Externally, the property stands within attractive and well laid out gardens to both the front and rear. The rear garden is particularly impressive, featuring an extensive composite decking area with steps leading down to the main garden, providing an ideal setting for outdoor dining and relaxation. To the front, a double width driveway provides ample off road parking, along with additional space, and leads to an integral single garage.



POINTS OF INTEREST

- *No Upward Chain*
- *Tucked Away in Sought After Area*
- *High Specification Throughout*
- *Attractively Presented & Decorated*
- *Four Bedroom Detached Property*
- *Three Reception Rooms*
- *Ample Parking and Garage*
- *Modern and Contemporary Decor*
- *Viewing Highly Recommended*
- *Well Laid Out Rear Garden*



ROOM DESCRIPTIONS

Entrance Hallway

The property is entered via a welcoming entrance hallway, fitted with a storage cupboard, central heating radiator, and stairs rising to the first floor.

Cloakroom

The downstairs cloakroom is fitted with a low flush WC and wash hand basin, complemented by a side facing window, central heating radiator, and tiled flooring.

Lounge 5.19m x 3.59m (17' 0" x 11' 9")

The lounge is a bright and inviting space, featuring a front facing bay window, an attractive fire surround with gas fire, central heating radiator, and wooden flooring.

Dining Room 3.56m x 2.61m (11' 8" x 8' 7")

A separate dining room provides an excellent entertaining space and benefits from French doors that open into the sitting room, along with a central heating radiator.

Sitting Room 3.47m x 3.01m (11' 5" x 9' 11")

The sitting room offers additional versatile living space and features French doors leading to the side, creating a pleasant connection to the outside.

Kitchen 3.97m x 2.79m (13' 0" x 9' 2")

The kitchen is fitted with a high quality range of wall and base units, complemented by quartz work surfaces and a bowl and a half sink unit with mixer tap. Integrated appliances include a gas hob with extractor above, microwave oven, separate oven, and dishwasher. There is also plumbing for an automatic washing machine, a rear facing window, rear entrance door, and central heating radiator.

First Floor

Landing

To the first floor, the landing provides access to a storage cupboard and loft.

Bedroom One 4.23m x 3.70m (13' 11" x 12' 2")

The principal bedroom is a spacious room featuring a front facing bay window and built in wardrobes to one wall.

Ensuite

The ensuite is fitted with a shower cubicle, wash hand basin, and low flush WC, along with a front facing window and tiling to both walls and floor.

Bedroom Two 3.37m x 3.28m (11' 1" x 10' 9")

Bedroom two is a well proportioned room with a front facing window and central heating radiator.

Bedroom Three 2.77m x 2.68m (9' 1" x 8' 10")

Bedroom three enjoys a rear facing window and central heating radiator.

Bedroom Four 2.86m x 2.15m (9' 5" x 7' 1")

Bedroom four also has a rear facing window and central heating radiator.

Family Bathroom

The family bathroom is fitted with a modern white suite comprising a panel bath with mains shower above, wash hand basin, and low flush WC. The room also benefits from a rear facing window, tiled flooring, and a heated towel rail.

Outside

Gardens

Externally, the property stands within attractive and well laid out gardens to both the front and rear. The front garden features a lawned area and a seating space positioned in front of the lounge bay window.

Access down the side leads to the rear garden, which is beautifully arranged with an extensive composite decking area, steps leading down to a lawn with planted borders, and a good selection of shrubs.

Driveway

A double width driveway to the front provides ample off road parking, along with an additional single parking space, and leads to an integral single garage.

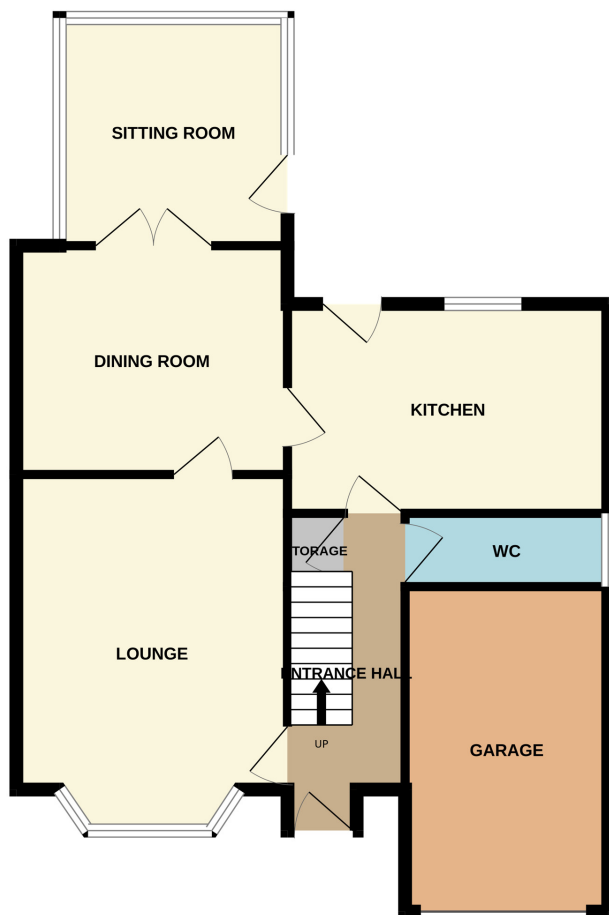
Single Garage

ROOM DESCRIPTIONS





GROUND FLOOR



1ST FLOOR

