

REDUCED



30 Kingfisher Walk, Gateford, Worksop, Nottinghamshire S81 8TQ

£340,000 - Freehold

78, Bridge Street, Worksop, S80 1JA 01909 509001 info@bartropanddilks.co.uk



PROPERTY SUMMARY

Offered for sale within our Signature Range with an internal inspection being highly recommended is this well presented and decorated four bedroom detached home that has gas central heating and uPVC double glazed windows. Set on a generous plot with excellent family accommodation, the property is set within this much sought after area and is in access to the M1 and A1 motorway networks. In brief comprises of; entrance hallway, W.C, lounge, dining room with French doors to the conservatory, kitchen with a good range of fitted units, hob, double oven and extractor, utility room. On the first floor; landing, four bedrooms, three with built in wardrobes, bedroom one with ensuite, family bathroom. Outside; front and rear gardens, the rear being enclosed, double width driveway and double garage. Viewing Strongly Advised.

POINTS OF INTEREST

- *Viewing Highly Recommended*
- *Attractively Presented*
- *Four Bedroom Executive Detached*
- *GFCH and uPVC DG*
- *Two Reception Rooms & Conservatory*
- *Generous Accommodation*
- *Double Width Driveway*
- *Double Garage*
- *Most Sought After Area*
- *High Standard Fixtures*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

With entrance door, central heating radiator, feature mosaic tiled floor, understairs storage, stairs to the first floor.

W.C

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

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

With a front facing bay window, side facing window, fire surround, central heating radiator.

Dining Room 2.95m x 2.78m (9' 8" x 9' 1")

With French doors to the conservatory, central heating radiator.

Conservatory 3.86m x 3.46m (12' 8" x 11' 4")

Being uPVC double glazed and brick built with side facing French doors to the garden, central heating radiator.

Kitchen 3.27m x 2.97m (10' 9" x 9' 9")

With a good range of fitted wall and base units, worksurfaces, bowl and half sink unit with mixer tap, tiled floor, plumbing for an dishwasher, rear facing window, archway to the utility room.

Utility Room 2.53m x 1.37m (8' 4" x 4' 6")

With fitted units, worksurfaces, sink unit, rear door, plumbing for an automatic washing machine, central heating radiator.

First Floor

Landing

With feature glass stained side facing window, loft access, cylinder airing cupboard.

Bedroom One 4.43m x 3.55m (14' 6" x 11' 8")

With a good range of fitted wardrobes, two front facing windows, central heating radiator.

Ensuite

With a shower cubicle and mains shower unit, wash hand basin, low flush w.c, ceramic tiled floor, front facing window, central heating radiator., tilling.

Bedroom Two 3.09m x 2.75m (10' 2" x 9' 0")

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

Bedroom Three 2.86m x 2.73m (9' 5" x 8' 11")

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

Bedroom Four 2.57m x 2.30m (8' 5" x 7' 7")

With a front facing window, central heating radiator.

Bathroom

With a white suite that comprises of; panelled bath, low flush w.c, wash hand basin, heated towel rail, extractor, shaver point, rear facing window, tiling.

Outside

Double Width Driveway

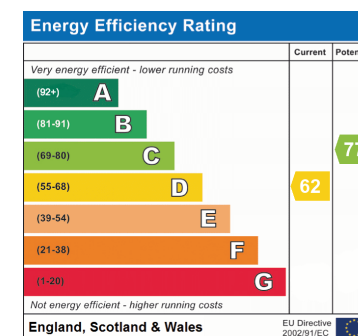
To the front of the garages.

Double Garage

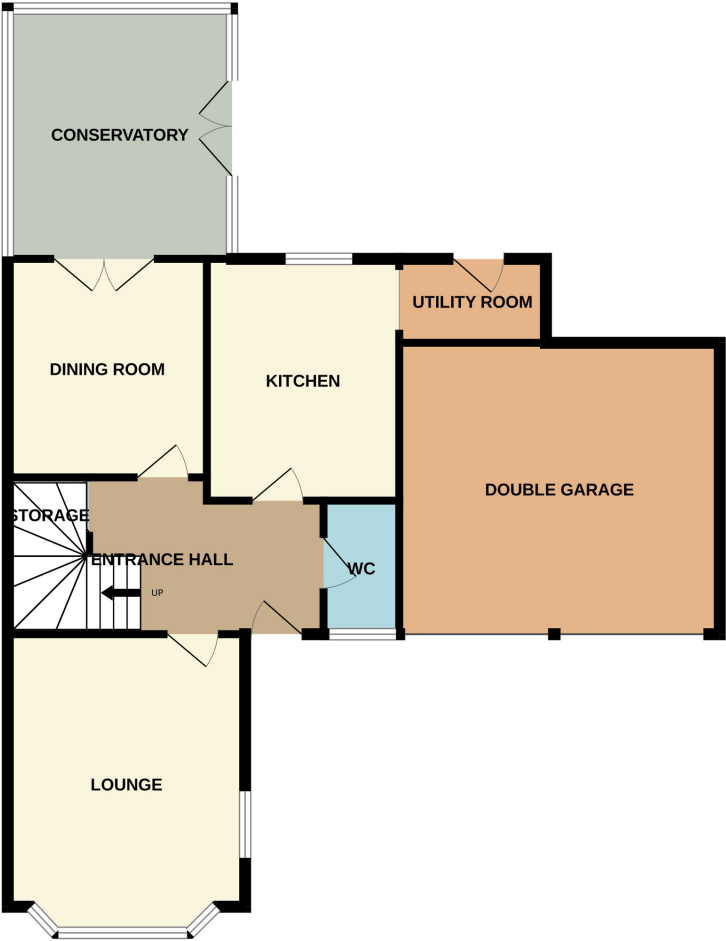
With two single up and over doors, electric light and power laid on.

Gardens

Set on a generous corner plot. The rear garden is enclosed and not overlooked.



GROUND FLOOR



1ST FLOOR

