

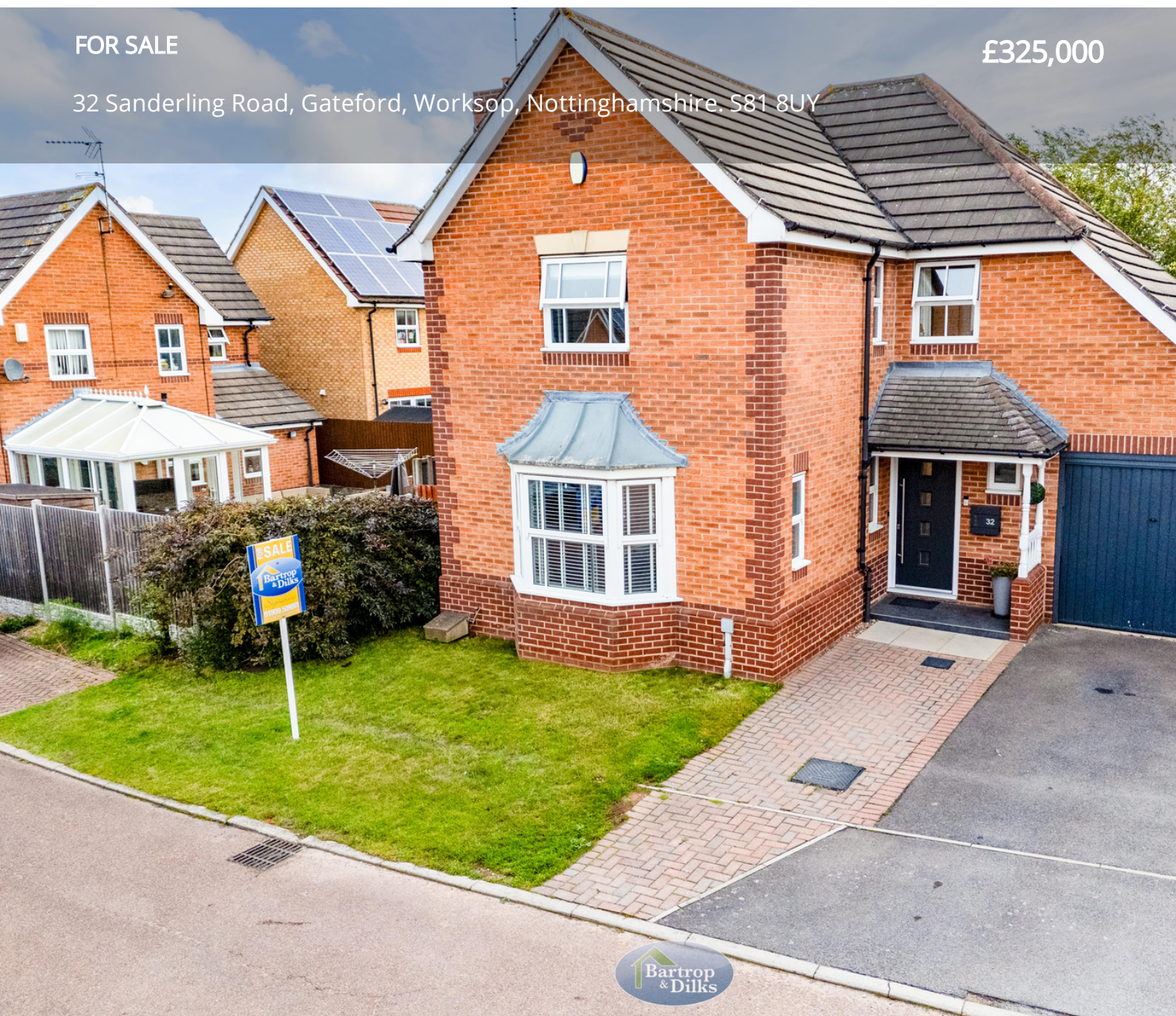


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FOR SALE

£325,000

32 Sanderling Road, Gateford, Worksop, Nottinghamshire. S81 8UY



Viewing is essential to fully appreciate this immaculate, well presented and decorated four bedroom extended detached home that has high quality of fixtures and fittings throughout and has been much improved by the current owners. Set within a cul de sac in a most sought after area, the property offers stunning extended family accommodation from the original build with the accommodation comprising of; entrance hallway, refitted modern W,C, extended family/dining and kitchen that is 9.13m in length with the kitchen has a high range of fitted units, integrated dishwasher, fridge and freezer. There is also an induction hob, extractor, oven and microwave over. Utility room. On the first floor; landing, four bedrooms, bedrooms one and two, bedroom one with a most stunning refitted ensuite, delightful family bathroom. Outside; gardens to the front and rear, the rear being enclosed and not overlooked with patio and decking, double width driveway and integral storage (part of the former garage).

Ground Floor

Entrance Hallway

With entrance door, storage, central heating radiator, high quality vinyl flooring, stairs to the first floor.

W.C

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

Lounge 4.31m x 3.56m (14' 2" x 11' 8")

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

Family./Dining/Kitchen Room 9.13m x 3.03m (29' 11" x 9' 11")

A most stunning extended room providing the 'hub' of the house. The kitchen with high quality wall and base units, quartz worksurfaces, sink unit, five ring induction hob with extractor, separate oven, microwave over, integrated dishwasher, fridge and freezer, two rear facing windows, breakfast bar area, rear facing French doors to the garden, built in Bluetooth speakers, spot lighting to the ceiling, high range vinyl flooring.

Utility Room 2.09m x 1.46m (6' 10" x 4' 9")

With wall and base fitted units, worksurfaces, sink unit, side door, wall mounted boiler, plumbing for an automatic washing machine and space, dryer space.

First Floor

Landing

With loft access, cylinder airing cupboard.

Bedroom One 3.71m x 3.65m (12' 2" x 12' 0")

With two built in double wardrobes, front facing window, side facing window, central heating radiator.

Ensuite

High quality refitted suite with double walk in shower area and mains shower, wash hand basin, low flush w.c, heated towel rail, side facing window, tiling.

Bedroom Two 3.02m x 2.98m (9' 11" x 9' 9")

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

Bedroom Three 3.40m x 2.08m (11' 2" x 6' 10")

With a front facing window, central heating radiator.

Bedroom Four 2.87m x 2.54m (9' 5" x 8' 4")

With a rear facing window, central heating radiator

Bathroom





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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