

FOR  
SALE



31 Yellowhammer Drive, Gateford, Worksop, Nottinghamshire S81 8WD

£395,000 - Freehold

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## PROPERTY SUMMARY

Offered for sale within our 'Signature Range' is this most delightful, attractively presented and well decorated five bedroom extended detached family home that has gas central heating and uPVC double glazed windows. Being much improved by the current owners with a stunning improvement/extension to the rear, the accommodation is set on three different levels which offers versatile family living areas. The property fully requires an internal inspection to appreciate the size and quality of fixtures and fittings on offer. Being set in a sought after area the accommodation comprises of; entrance hallway, cloakroom, lounge, sitting room (being part of the former double garage). To the rear the property has been extended to give an most stunning kitchen with central Island and integrated appliances which leads to a dining room and additional snug room utility room. On the first floor; landing, four bedrooms, all having built in wardrobes, bedroom one with ensuite shower room, family bathroom. On the second floor; landing; superb larger than average attic bedroom with ensuite shower room and fitted wardrobes. Outside; attractive front and rear gardens, the rear being a larger than average size and enclosed, double width driveway and garage. Viewing is Most Highly recommended.

## POINTS OF INTEREST

- *Signature Range*
- *Much Improved, Well Extended*
- *Five Bedroom Detached*
- *Well Presented & Decorated*
- *Stunning Rear Family/Kitchen Room*
- *Gas Central Heating*
- *uPVC Double Glazed*
- *Double Width Driveway*
- *Viewing Highly Recommended*
- *Four Receptions*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

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

#### W.C

With low flush w.c, wash hand basin, side facing window, central heating radiator, tiling to splashback, understairs storage cupboard.

#### Lounge 5.27m x 3.64m (17' 3" x 11' 11")

With front and side facing windows, fire surround, two central heating radiators.

#### Sitting Room 5.10m x 2.48m (16' 9" x 8' 2")

Being part of the former double garage, front facing window, central heating radiator, tiled floor.

#### Dining Room 3.97m x 2.66m (13' 0" x 8' 9")

Leads directly to the extended kitchen and snug room. These three rooms are all open plan, tiled floor.

#### Snug 4.66m x 3.82m (15' 3" x 12' 6")

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

#### Kitchen 5.57m x 3.66m (18' 3" x 12' 0")

A most stunning room with wall and base fitted units, worksurfaces, sink unit with mixer tap, Bi-Folding doors to the side, rear facing window, five Velux windows. There is a central Island with Induction hob with built in extractor, wine cooler, microwave, dishwasher, American fridge freezer space, tiled floor, spot lighting, central heating radiator.

#### Utility Room 2.32m x 1.80m (7' 7" x 5' 11")

With wall and base units, sink unit, wall mounted gas fired central heating boiler, side facing window, rear door, plumbing for an automatic washing machine and waste, space for tumble dryer, ceramic tiled floor, door into the garage.

### First Floor

#### Landing

With a side facing window, stairs to the second floor.

#### Bedroom One 3.67m x 3.08m (12' 0" x 10' 1")

With an entrance area to the bedroom with front facing round window, leads into the bedroom area with two built in double wardrobes and additional built in double wardrobe, front facing window, central heating radiator.

#### Ensuite

Fitted in a superb refitted suite that comprises of; double shower cubicle with mains shower, low flush w.c, wash hand basin set in a vanity unit, tiling to splashback, extractor fan, shaver point, central heating radiator, side facing window.

#### Bedroom Two 3.43m x 2.98m (11' 3" x 9' 9")

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

#### Bedroom Three 2.96m x 2.86m (9' 9" x 9' 5")

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

#### Bedroom Four 2.71m x 2.25m (8' 11" x 7' 5")

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

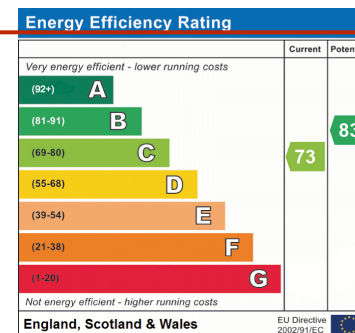
#### Family Bathroom

Fitted in a superb suite that comprises of; panelled bath with shower attachment, low flush w.c, wash hand basin, tiling to splashback, extractor fan, shaver point, heated towel rail, rear facing window.

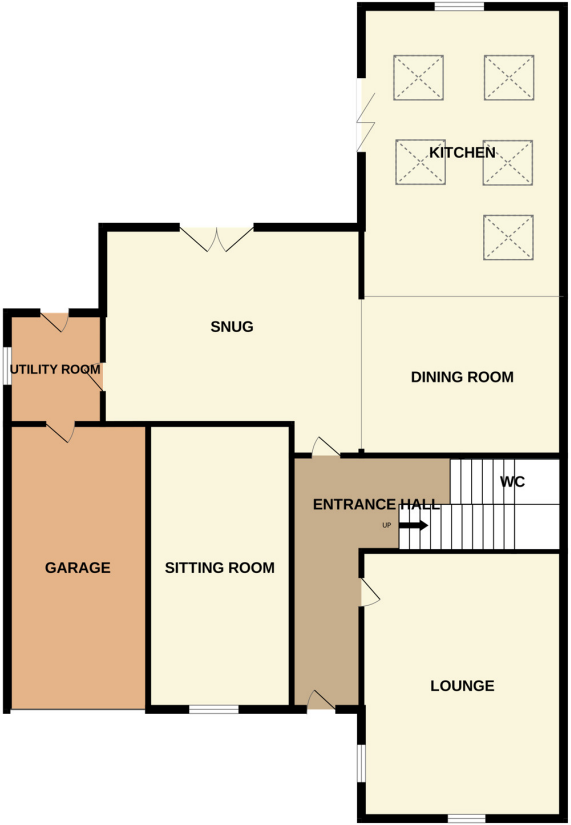
### Second Floor

#### Landing

With side facing window, storage cupboard.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

