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FOR SALE

£260,000

6 Kirkpatrick Drive, Gateford, Worksop, Nottinghamshire. S81 8TF



Having a high quality of fixtures and fittings with an internal inspection being most highly recommended is this well presented and attractively decorated three bedroom detached family home that has gas central heating and uPVC double glazed windows. Being set within this sought after area, the accommodation comprises of; entrance hallway, W.C, lounge, dining room with French doors to the conservatory, stunning refitted kitchen with integrated appliances. On the first floor; landing, three bedrooms, bedroom one with modern ensuite, delightful fitted family bathroom in a white suite. Outside; attractive and well laid out front and rear gardens, the rear with extensive patio, driveway and garage.



## Ground Floor

### Entrance Hallway

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

### W.C

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

### Lounge 5.01m x 3.38m (16' 5" x 11' 1")

Front facing bay window, fire surround and central heating radiator.

### Dining Room 3.10m x 2.97m (10' 2" x 9' 9")

French doors to the conservatory, central heating radiator.

### Conservatory 3.23m x 3.07m (10' 7" x 10' 1")

Being uPVC double glazed and brick built with French doors to the garden and patio.

### Extended Kitchen 4.75m x 3.11m (15' 7" x 10' 2")

High quality fitted modern kitchen with wall and base units, sink unit with mixer tap, side door, rear window, electric hob and extractor, double electric oven, integrated fridge, freezer and dishwasher, plumbing for an automatic washing machine.

## First Floor

### Bedroom One 3.48m x 3.31m (11' 5" x 10' 10")

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

### Ensuite

Modern ensuite with shower cubicle and mains shower, wash hand basin, low flush w.c, side facing window, central heating radiator.

### Bedroom Two 3.10m x 2.72m (10' 2" x 8' 11")

With a front facing window, central heating radiator.

### Bedroom Three 2.29m x 2.18m (7' 6" x 7' 2")

With a front facing window, central heating radiator.

### Family Bathroom

White attractive modern suite with panelled bath, wash hand basin, low flush w.c, rear facing window, central heating radiator.

## Outside

### Gardens

Front and rear gardens that attractive and well laid out. The rear being enclosed with extensive patio areas.

### Driveway

### Garage

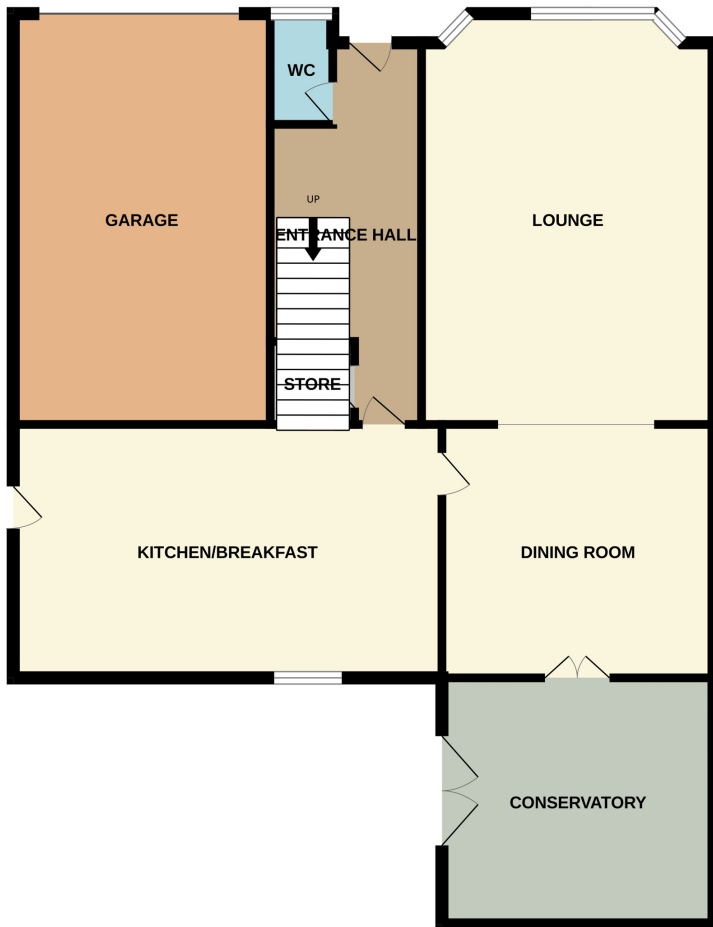




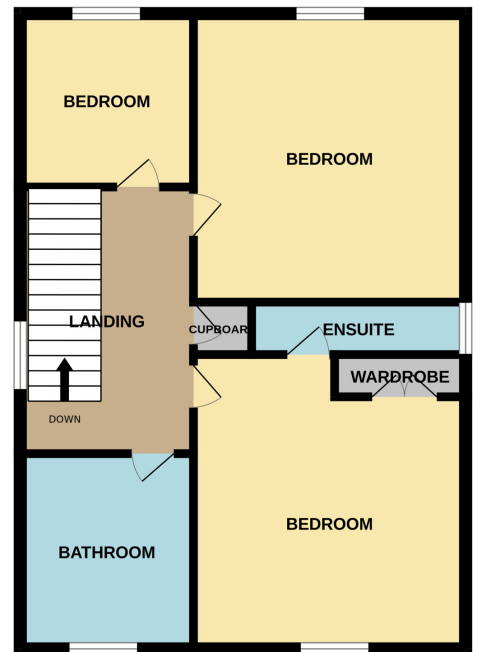




GROUND FLOOR



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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