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FOR SALE

£400,000

Harlequin Drive, Worksop, Nottinghamshire. S81 7SN



An exceptional four-bedroom detached family home that is positioned in the ever-popular area of Gateford, This beautifully presented executive-style four-bedroom detached home offers spacious, modern living in a highly convenient location. Ideally suited to growing families, the property is within easy reach of local shops, well-regarded schools and everyday amenities, while also benefiting from excellent transport connections to the A1 and M1. Internally, the home opens into a welcoming entrance hallway, leading to a superb open-plan kitchen and dining area that forms the heart of the property. There is also a formal sitting room to the rear, a versatile study or playroom, a contemporary downstairs WC, and a practical utility room, all designed to meet the demands of modern family life. To the first floor, the property offers four generously proportioned double bedrooms, including a luxurious principal bedroom with ensuite shower room, together with a stylish and well-appointed family bathroom. Outside,

Ground Floor

Entrance Hallway

Entering through a front-facing composite door, you are welcomed into a spacious and inviting entrance hallway. This well-proportioned space features a large cloak cupboard, wood-effect LVT flooring, a central heating radiator, and a staircase leading to the first-floor landing.

Cloakroom

The room is fitted with a contemporary suite comprising a low-flush WC and a pedestal wash basin with a tiled splashback. Additional features include a central heating radiator, stylish LVT flooring, and a side-facing obscured uPVC double-glazed window.

Study 2.86m x 2.74m (9' 5" x 9' 0")

With a front-facing UPVC double-glazed window, central heating radiator, and bespoke fitted furniture along one wall.

Rear Lounge 5.01m x 3.74m (16' 5" x 12' 3")

A bright and welcoming lounge, enhanced by dual-aspect uPVC double-glazed windows to the rear and side, allowing light to pour in throughout the day. French doors lead directly onto the patio seating area, perfect for indoor-outdoor living, with two central heating radiators adding to the comfort of this inviting space.

Dining/Family Kitchen 6.09m x 4.12m (20' 0" x 13' 6")

An exceptional open-plan kitchen and dining space, thoughtfully designed to combine style, functionality, and effortless entertaining. The kitchen is beautifully appointed with a comprehensive range of high-gloss cabinetry, complemented by sleek work surfaces and a stainless steel sink with mixer tap. Integrated AEG appliances include a double oven, six-ring gas hob with extractor above, fridge freezer, and dishwasher. A central island with breakfast bar forms the heart of the room, while recessed ceiling lighting and tiled flooring complete the contemporary aesthetic. French doors open directly onto the rear patio, creating a seamless transition between indoor and outdoor living. The dining area is perfectly positioned within a front-facing bay window, enjoying excellent natural light, and is served by a central heating radiator.

Utility Room 1.96m x 1.60m (6' 5" x 5' 3")

Utility area fitted with base units and work surfaces, incorporating an integrated washing machine and space for a freestanding dryer. Side-facing composite door to the rear garden, central heating radiator, and tile-effect LVT flooring.

First Floor

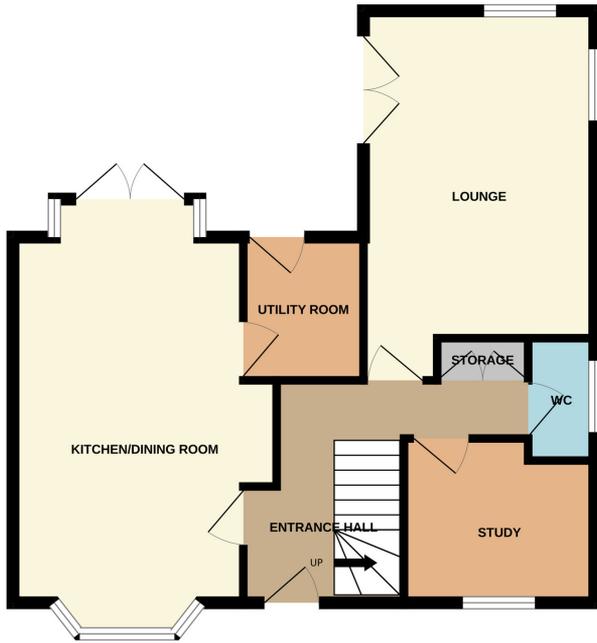
Landing

A generously proportioned landing area featuring loft

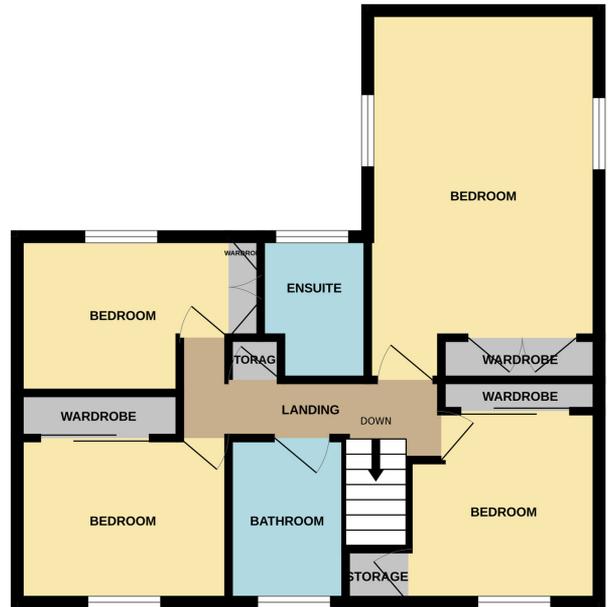




GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 sq.m.) approx.

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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