



Kirkpatrick Drive

Gateford, Worksop, S81 8TF

Offers over £350,000



Nestled in the desirable area of Gateford, Worksop, this stunning extended detached house on Kirkpatrick Drive offers a perfect blend of modern living and comfort. Built in 1991, the property boasts a contemporary design that is both stylish and functional, making it an ideal choice for families or those seeking a spacious home.

The layout is thoughtfully designed to create a warm and inviting atmosphere inside and out, perfect for family gatherings or quiet evenings in.

The property is situated in a peaceful neighbourhood, making it an excellent choice for those who appreciate a tranquil environment while still being close to local amenities. With its modern construction and thoughtful design, this home is ready for you to move in and make it your own.

In summary, this detached house on Kirkpatrick Drive is a fantastic opportunity for anyone looking to settle in a vibrant community. With its spacious living areas, ample bedrooms, and contemporary features, it is sure to impress. Do not miss the chance to view this exceptional property.



Description

An immaculate four / five bedroom detached family property located in a desirable area of Gateford, Worksop. The property briefly comprises of an entrance hall, ground floor cloakroom, lounge / diner, kitchen and utility and an additional ground floor bedroom or reception room. To the first floor there are four double bedrooms, master with en-suite and family bathroom and an office area to the landing.

Entrance 14'7" x 6'0" (4.45m x 1.83m)

The property is entered through the front facing door into the hallway with solid Oak flooring, radiator, coving and wall mounted central heating thermostat. The white painted spindle stair case leads to the first floor with the benefit of under stairs storage and access to the ground floor cloak room and kitchen.

Cloak Room 5'6" x 2'6" (1.69m x 0.78m)

The ground floor cloak room is a benefit to any family home with an oblong vanity sink, soft closing wc, radiator and obscure front facing window.

Kitchen & Utility 15'7" x 9'11" (4.76m x 3.04m)

The kitchen comprises of a vast range of Howdens wood effect wall and base units with complimentary work tops, integrated dishwasher, 7 ring dual fuel range with double fan assisted ovens with a chimney style extractor above, space for a washing machine, recessed and top cabinet lighting, tiled floor and part tiled walls. The kitchen continues round into the utility area where there is space for a tumble dryer, American size fridge / freezer and access to the rear garden through the side facing Upvc door.

Lounge / Diner 24'7" x 10'8" (9'6") (7.51m x 3.27m (2.92m))

A stylish open plan lounge / diner with dual aspect windows; bay to the front and French Upvc doors leading out onto the rear garden. The lounge has a centre feature of a gas fire with wooden surround and marble hearth and wall lights. The dining room has wall lights and radiator and the continuation of the laminate flooring and coving throughout.

5th Bedroom / 3rd Reception Room 10'10" x 6'11" (3.31m x 2.13m)

Originally converted to a fifth bedroom for extended family use this room is multi functional to suit ones needs, with a front facing window, carpet and radiator. The central heating boiler and consumer unit are housed in cupboards.

Stairs & Landing

Leading to the first floor there is the airing cupboard and a gallery spindled landing with carpet. The spacious landing has been utilised into a bright and airy office / home work / games area maximising the space with fitted office furniture. Access to the loft with an attached loft ladder into the part boarded and insulated loft.

Master Bedroom & En Suite 10'7" x 12'9" (9'6" up to wardrobes) (3.25m x 3.91m (2.91m up to wardrobes))

A rear facing double bedroom with a featured wall with decorative part panelling, double built in wardrobe with sliding doors, carpet and radiator. The master room benefits from an en- suite shower room with a bi fold cubicle door with a gravity fed shower, vanity sink and soft closing wc, extractor and radiator with stone effect vinyl flooring.

Bedroom Two 15'10" x 7'5" (4.85m x 2.28m)

A rear facing double bedroom with carpet, radiator and recessed lighting and loft access into the extension.

Bedroom Three 10'0" x 8'10" (3.07m x 2.70m)

A double bedroom front facing with carpet, radiator and centre ceiling light.

Bedroom Four 11'6" x 7'4" (3.52m x 2.26m)

A double bedroom front facing with carpet and radiator.

Family Bathroom 7'6" x 6'4" (2.30m x 1.95m)

The bathroom comprises of a 'P' shaped bath with an electric power shower and curved glass shower screen, pedestal sink and soft closing wc, vinyl floor and chrome ladder rail.

Outside

This garden has everything..... This rear garden has a cosy, well-designed outdoor living space that feels more like an extension of the home than a typical backyard. At the center is a wooden pergola with electric and exposed beams, giving it a warm, rustic feel. The ground is finished with an astro turf lawn, large stone paving slabs, keeping things low-maintenance and clean. Theres an area for a hot tub or covered spa, which adds a luxury element and suggests the space is meant for relaxation all year-round.

A side wooden secure gate leads to the front where there is a block paved driveway for several cars and an astro turf lawn with black wrought iron railings.

Additional Information

The property benefits from a 4 kwh owned solar system with 12 years remaining on the feed in payments (FIT) averaging around £1,000 - £1,200 pa return. (Please note this return can vary)

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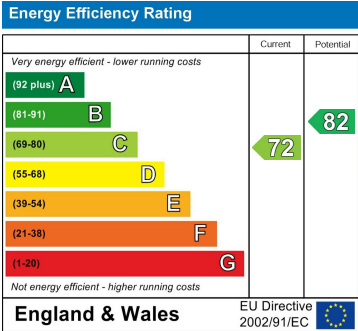
Area Map



Floor Plans



Energy Efficiency Graph



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