

FOR  
SALE



9 Park Place, Worksop, Nottinghamshire S80 1HL

£700,000 - Freehold

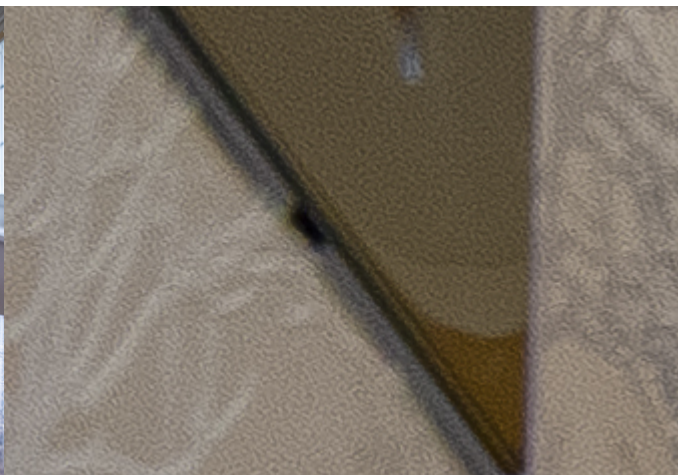
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## PROPERTY SUMMARY

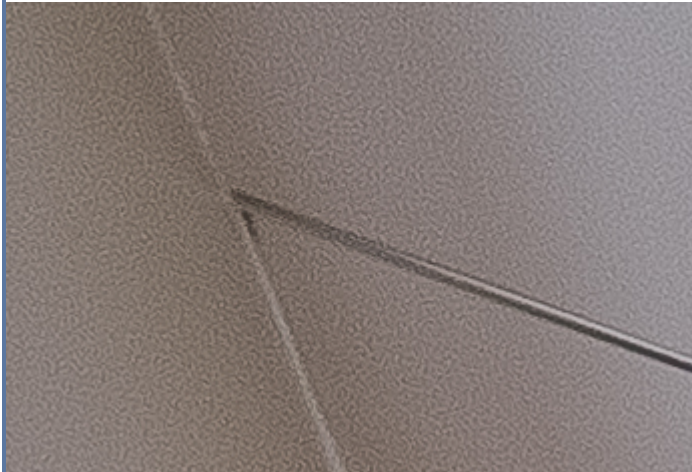
An opportunity has arisen to purchase one of the best properties of its kind and is offered for sale within our Signature Range. This most stunning, high quality four bedroom detached bungalow is set within this premier residential area off Park Street/Sparken Hill in Worksop. Offering truly outstanding accommodation throughout, viewing is most highly recommended to appreciate the location, high quality specification and the grounds with many outbuildings. This really is a rare opportunity that cannot be missed to own this purpose built bungalow. Being much improved by the current owners, having gas central heating and uPVC double glazed windows, the accommodation to the bungalow comprises of; entrance porch, hallway leading to the living and bedroom accommodation, double doors lead to the lounge which has recently been extended to include a sun room with bi-folding doors overlooking the gardens. Also off the lounge is a generous sized dining room with French doors to the gardens. There is a delightful fitted breakfast kitchen with high range units and integrated appliances, side lobby with access to a W.C and fully fitted utility room. There is also a fully fitted study, and an additional cloakroom/W.C. From the hallway a separate inner hallway leads to four double bedrooms and a most elegant family bathroom. The main bedroom with dressing area and ensuite leads via French doors to the gardens and hot tub area. The property is set on generous grounds of approx 1 acre where you enter via the driveway which has an entrance and exit point, double garage with workshop to the rear and two electric doors, side built wooden gym and rear metal shed providing useful storage. To the side of the bungalow you have the added benefit of an orchard with fruit trees, single garage, additional double parking, high security shed, potting shed, double office/workshop with fitted units, sink units and air conditioning/heaters. The side garden gives you a dropped seating/patio area. Dog wash station with hot water. The bungalow also has the added benefit of Solar Panels that bring an income into the household. Set within access to the M1 and A1 motorway networks, Retford Train Station is less than 25 mins away which has access to London. On the door step you have the lovely country parks of Clumber, Rufford and Sherwood Forest. Only by viewing can you really appreciate what this bungalow has to offer.





## POINTS OF INTEREST

- *Signature Range*
- *One Off Opportunity*
- *High Quality Fixtures and Fittings*
- *Four Bedroom Detached Bungalow*
- *Over 1 Acre Grounds*
- *Many Outbuildings*
- *GFCH and DG*
- *Double Garage*
- *Premier Area of Worksop*
- *Viewing Highly Recommended*



## ROOM DESCRIPTIONS

### Accommodation

#### Entrance Porch

With double French opening doors, larger than average wooden door to the hallway.

#### Hallway

Open hallway with cylinder cupboard, wooden flooring, storage cupboard, central heating radiator.

#### Lounge 5.69m x 4.65m (18' 8" x 15' 3")

With a feature fire place and gas fire, archway to the dining room, open access to the extended sun room, two central heating radiators.

#### Sun Room 4.45m x 2.93m (14' 7" x 9' 7")

A most stunning addition to the bungalow with apex ceiling, overlooks the garden on three with Bi-Folding doors to one side, rear facing window and then three feature side windows.

#### Dining Room 4.28m x 2.64m (14' 1" x 8' 8")

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

#### Breakfast Kitchen 6.20m x 2.67m (20' 4" x 8' 9")

High quality fitted kitchen with gloss fitted wall and base units, worksurfaces, electric hob, double oven, extractor, integrated dishwasher, breakfast bar, bowl and half sink unit with mixer tap. front and side facing windows, central heating radiator.

#### Rear/Side Lobby 2.54m x 1.67m (8' 4" x 5' 6")

With stable door to the side, fitted units, larder unit, central heating radiator, American Fridge Freezer that is included within the sale.

#### W.C

With a low flush w.c, wash hand basin, heated towel rail, side facing window.

#### Utility Room 2.50m x 2.50m (8' 2" x 8' 2")

Fully fitted wall and base units, floor to ceiling units, sink unit with mixer tap, rear facing window, plumbing for an automatic washing machine, worksurfaces.

#### Study 2.97m x 2.20m (9' 9" x 7' 3")

Fully fitted designed study with desk, units, drawers and storage, rear facing window, central heating radiator.

#### Cloakroom/W.C.

With a low flush W.C, wash hand basin, front facing window, enclosed gas fired central heating boiler, heated towel rail, tiled walls and aqualoc floor, loft access.

#### Inner Hallway

With sky/sun light windows, access to the bedrooms and bathroom. Double linen cupboard/storage.

#### Bedroom One 4.52m x 3.44m (14' 10" x 11' 3")

With rear facing French doors with shutters to the enclosed hot tub area, central heating radiator. Leads to the dressing area with fitted wardrobes to both walls which then in turn leads to the ensuite.

#### Ensuite

Fitted with a shower cubicle and mains shower unit, wash hand basin with vanity units, low flush W.C, heated wall mounted mirror, underfloor heating, rear facing window.

#### Bedroom Two 3.56m x 3.52m (11' 8" x 11' 7")

With fitted wardrobes to one wall that hides a dressing table and mirror, rear facing window, central heating radiator.

#### Bedroom Three 3.57m x 3.03m (11' 9" x 9' 11")

With front and side facing windows, central heating radiator.

#### Bedroom Four 3.85m x 2.58m (12' 8" x 8' 6")

With a front facing window, central heating radiator.

#### Bathroom 3.63m x 2.47m (11' 11" x 8' 1")

Superb fitted family bathroom with large wash hand basin with vanity units, walk in shower area with mains shower, low flush W.C. two heated towel rails, wall mounted heated mirror, tiling to floors and walls, spot lighting, underfloor heating.

**The house is fully alarmed.**



## ROOM DESCRIPTIONS

### Outside

#### Gardens

Set on well laid out and fully established gardens that measure around 1 acre. The main entrance to the bungalow has a long winding entrance and exit driveway that leads to the double garage and gardens. The rear garden being private and well stocked with trees, lawn and a selection of shrubs. There is a sunken deck to the side that provides a useful entertainment area with seat storage above. Outside tap, security lights, dog cleaning station with hot water tap. The driveway itself provides ample parking.

#### Double Garage 7.22m x 5.69m (23' 8" x 18' 8")

With two electric doors, electric light and power laid on, loft storage, side door and window, additional workshop to the rear.

#### Wooden Purpose Built Gym

Multi use room with fully insulated double skin construction with mains power.

#### Metal Shed

Tucked away to the rear of the garden and providing useful storage for garden tools and furniture.

#### Side Gardens/Rooms

Outside the main grounds to the bungalow, there is a driveway and outbuildings. Access is also provided to a fully enclosed orchard with apple and walnut trees, greenhouse and lawn.

#### Double Parking

Additional double parking space to the side of the office/workshops.

#### Potting Shed

Brick built potting shed.

#### Single Garage

Ideal for storing garden furniture or motor storage.

#### High Security Secure Shed

Ideal for storing high value items such as bikes.

#### Office 6.65m x 3.72m (21' 10" x 12' 2")

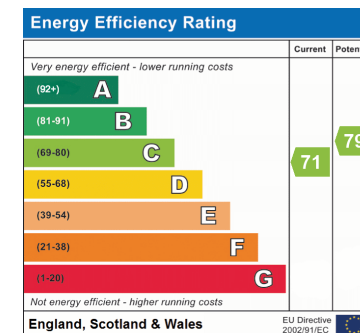
With entrance door, fully alarmed, fitted work areas, air con and heater unit. Access to office two.

#### Office 4.89m x 3.59m (16' 1" x 11' 9")

With work areas, air con and heater unit, Belfast sink unit.

#### Solar Panels

Fitted to the bungalow that bring a yearly income to the household.













# GROUND FLOOR

