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FOR SALE

£480,000

Scholars Place, Worksop, Nottinghamshire. S80 1EQ



Located on the popular estate of Sparken Hill Gardens is this five bedroom detached property offered for sale in our Signature Range, this home has gas central heating and uPVC double glazed windows. The property has a high range of fixtures and fittings that comprises of; entrance hallway, WC and storage cupboard, lounge with bay window to the front and patio doors to the rear, dining room with bay window and an excellent fitted kitchen diner with a great range of fitted wall and base units and integrated appliances, bay window and patio doors also and a utility room off the kitchen. On the first floor; landing, master bedroom with dressing area and en-suite, double bedroom with en-suite and fitted wardrobes, family bathroom, a further two double bedrooms and a single bedroom/office room. Outside; front garden with driveway which has parking for 4 vehicles, enclosed rear garden and double garage. The property also benefits from CCTV. We strongly recommend a viewing to truly appreciate the

Ground Floor

Entrance Hallway

uPVC double glazed door to the front

Lounge 6.17m x 3.66m (20' 3" x 12' 0")

uPVC double glazed bay window to the front, uPvc French doors to the rear garden, central heating radiator.

Downstairs WC

With low flush wc and wash hand basin, with built in storage cupboard.

Dining room 3.74m x 3.22m (12' 3" x 10' 7")

uPVC double glazed bay window to the front and window to the side.

Kitchen/Diner 5.33m x 4.36m (17' 6" x 14' 4")

Excellent fitted kitchen that has work surfaces, wall and base fitted units, stainless steel sink unit, 5 ring gas hob and extractor over, integrated double oven, integrated fridge and freezer, wine fridge and dishwasher. French doors to the garden, central heating radiator.

Utility room

Door leading to garden, stainless steel sink unit.

First Floor

Landing

Gas central heating radiator

Master bedroom 4.37m x 3.45m (14' 4" x 11' 4")

Dressing area with built in fitted wardrobes leading into the bedroom, uPVC double glazed windows to each side of the bedroom with door leading into the

En-Suite

with uPVC double glazed window, low flush wc and wash hand basin with mixer tap, shaver point, extractor fan, fully tiled shower cubicle.

Bedroom 2 3.95m x 3.28m (13' 0" x 10' 9")

uPVC double glazed window to the front and side, gas central heating radiator. Generous sized double bedroom with fitted wardrobes, with door leading to

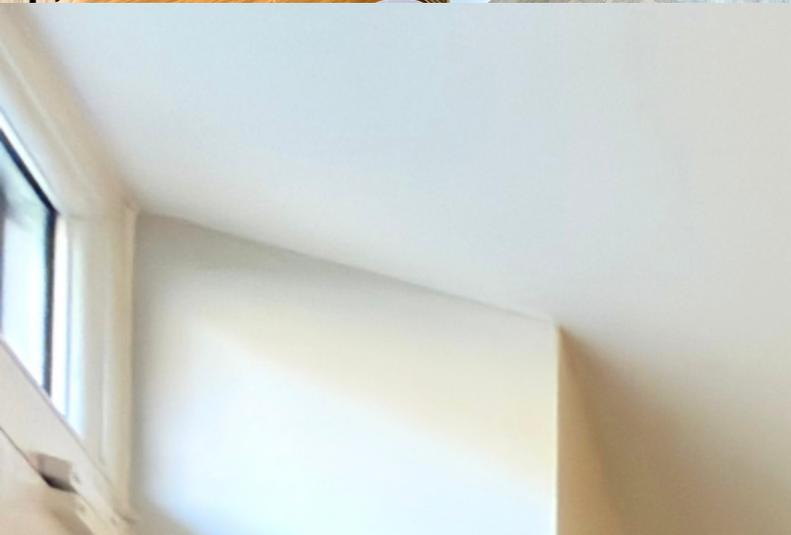
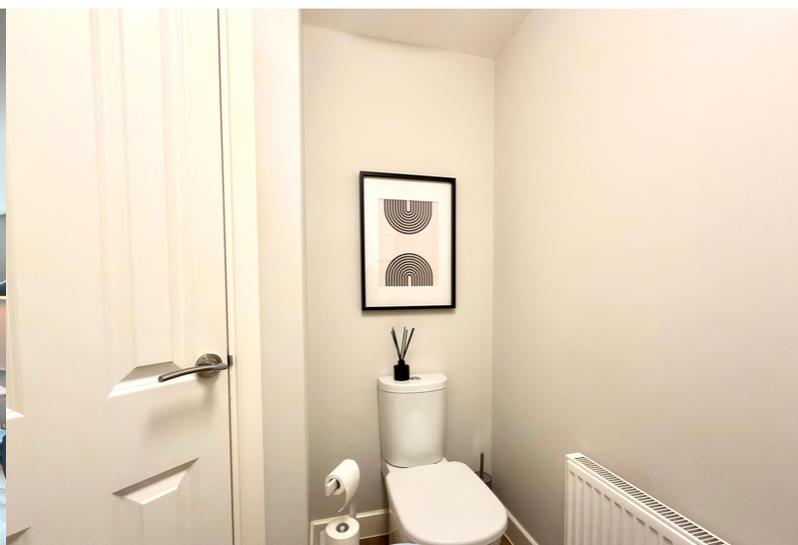
En-Suite

With uPVC double glazed window, low flush wc and wash hand basin with mixer tap, shaver point, extractor fan, fully tiled shower cubicle.

Bedroom 3 3.73m x 2.55m (12' 3" x 8' 4")

uPVC double glazed window, gas central heating radiator. With built in wardrobes.

Bedroom 4 3.00m x 2.63m (9' 10" x 8' 8")

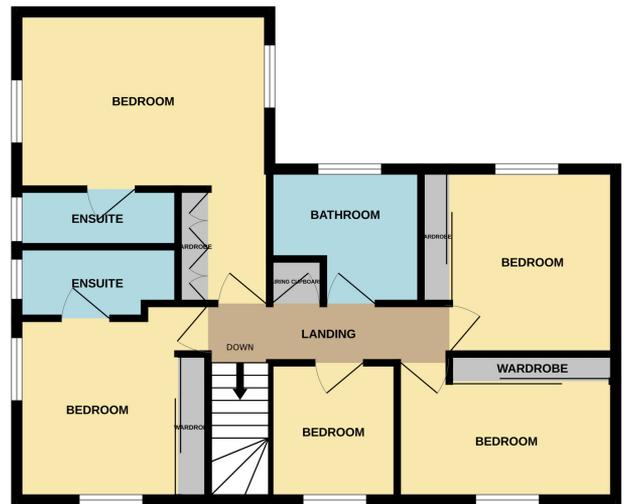




GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	