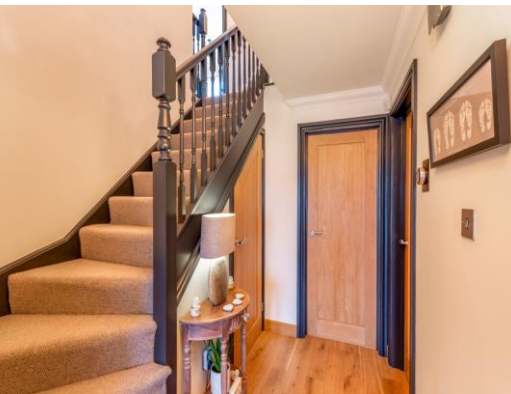




Alexander Jacob
estate agents & company



Spruce Court
Worksop

Offers in the Region of £385,000

Property & Estates Consulting
11 Grove Street, Retford, DN22 6JP

01777 566400
www.alexanderjacob.co.uk

Spruce Court Worksop

Exceptionally Modern FOUR BEDROOM Detached Family Home

Property Overview

- Boasting Contemporary Fixtures & Fittings Throughout
- Spacious Lounge with Built in Surround System
- Kitchen & Utility Area Equipped with Premium Appliances from Bosch
- Off Road Parking for Two/ Three Vehicles & Single Integral Garage



A great opportunity to acquire an exceptionally modern FOUR BEDROOM detached family home, boasting contemporary fixtures and fittings throughout. Measuring a sizeable 175 sq m. and set over three storeys, the impressive living accommodation briefly comprising of a welcome entrance hall, dining room, spacious lounge showcasing a built in surround sound system, kitchen and utility area equipped with premium appliances by Bosch, ground floor WC, master bedroom complete with master en suite, three further bedrooms, a well appointed four piece family bathroom, and a games room/ entertainment space currently utilised as a gym spanning the width of the second floor. Outside sees a private driveway for two/ three vehicles leading to a single integral garage, whilst a beautifully landscaped garden with well stocked borders, and several seating areas resides to the rear. Situated on a quiet cul de sac in a sought after residential area of Worksop, the well placed plot enjoys easy access to the wealth of everyday conveniences, leisure facilities, restaurants, schools for all age groups, and excellent road and rail links the market town has to offer. St Anne's C of E Primary School, having most recently achieved a good Ofsted rating, is just a brief drive away. Early viewing is considered essential to fully appreciate the immaculate decor and prime town setting being offered for sale.

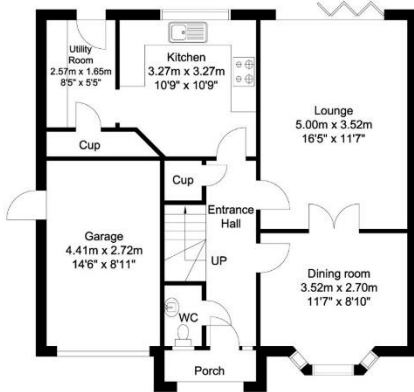
- Beautifully Landscaped, Fully Enclosed Rear Garden with Several Seating Areas
- Located on a Quiet Cul De Sac in a Sought After Residential Area of Worksop
- Easy Access to Everyday Conveniences, Leisure Facilities, Restaurants, Schools, & Excellent Road & Rail Links
- Council Tax Band: E EPC Rating: C



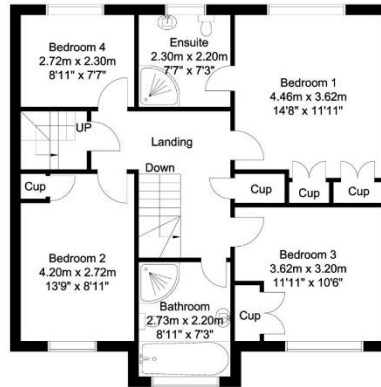
Road links are served by the A57 & A60 which offer greater transport links throughout the UK. Retford Train Station provides a direct line to London King's Cross in less than 90 minutes at selected times.



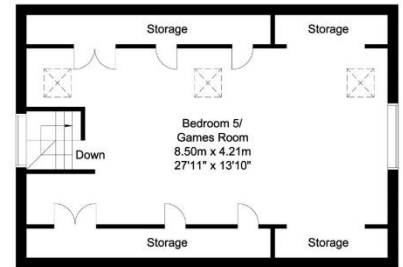
Ground Floor
71 sq m/764.23 sq ft
Approx.



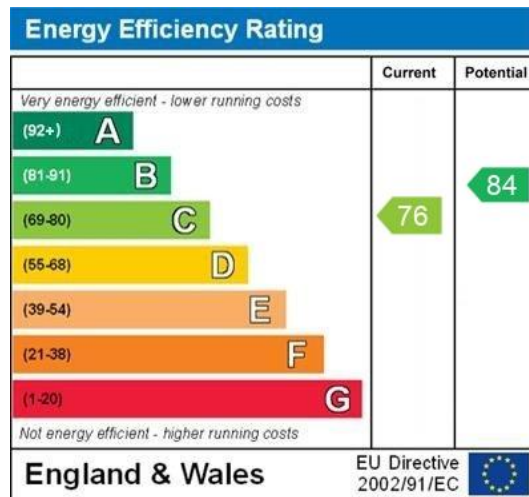
First Floor
69 sq m/742.70 sq ft
Approx.



Second Floor
50 sq m/538.19 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2024



Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



Property & Estates Consulting

11 Grove Street, Retford, DN22 6JP

01777 566400

www.alexanderjacob.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.