



2 SCHOLARS PLACE WORKSOP, S80 1EQ

£515,000
FREEHOLD

GUIDE PRICE £515,000 - £530,000

Immaculately presented six-bedroom, executive-style detached home arranged over three floors. Situated in a sought after area just off Sparken Hill. This property combines style, space, and functionality, and is ready to move into. This spacious family home exudes warmth and homeliness from the moment you step through the front door, offering perfectly arranged living accommodation throughout. In brief the property welcomes you; spacious and bright entrance hall, fitted kitchen with centre island, snug area, utility room, a generous size living room, dining room and downstairs WC to the ground floor. On the first floor, there are four double bedrooms, including a master bedroom with en-suite, and a four-piece family bathroom. The second floor comprises two further double bedrooms, one with an en-suite, as well as a versatile space ideal as a reading or relaxation area.

**Kendra
Jacob**

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2, WORKSOP

• EXECUTIVE DETACHED FAMILY HOME • SIX BEDROOMS • THREE RECEPTION ROOMS • DOWNSTAIRS WC • UTILITY ROOM • SOCIAL KITCHEN/DINING AREA WITH CENTRE ISLAND • SUMMER HOUSE/ BAR • DOUBLE DETACHED GARAGE • EXTENSIVE CORNER PLOT • AMPLE PARKING



ENTRANCE HALL

A bright, welcoming, and spacious entrance hall with a central heating radiator, power points, Amtico flooring and a generous double storage cupboard.

KITCHEN/DINER

A comprehensive range of wall and base units with work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a dishwasher, wine cooler, electric oven and grill, and a five-ring gas hob with a stainless steel cooker hood and extractor above. Amtico flooring, a central breakfast island provides additional seating and cupboard storage. Double-glazed French doors give access to the rear. Further through into the snug area.

SNUG AREA

Features a front-facing double-glazed bay window, power points, Amtico flooring and a central heating radiator

UTILITY ROOM

Utility room fitted with a further range of wall and base units, work surfaces incorporating a stainless steel sink and drainer, and an integrated washing machine. Additional features include a central heating radiator and a composite door providing access to the rear garden.

LIVING ROOM

A generous size living room with side front and rear facing double glaze windows given lots of light to the room, French doors opening onto the rear garden, central heating radiators, power points and a TV point.

DOWNSTAIRS WC

Modern, fully tiled suite comprising a low-flush WC, wash hand vanity unit, central heating radiator, and a side-facing double-glazed obscure window.

DINING ROOM

Front-facing dining room with a double-glazed window, central heating radiator, power points, and space for a generous-sized family dining table.

FIRST FLOOR-LANDING

With a built-in storage cupboard, front-facing double-glazed window, central heating radiator, and access to four bedrooms and the family bathroom suite.

BEDROOM ONE

Master bedroom featuring side-facing double-glazed windows, built-in wardrobes to one wall, power points, central heating radiators, and access to the en-suite.

EN SUITE

Modern four-piece suite comprising a panelled bath, walk-in shower with enclosure, wash hand vanity unit, and low-flush WC. Additional features include a heated towel radiator, extractor fan, side-facing double-glazed obscure window, and tiled flooring.

BEDROOM THREE

With front- and side-facing double-glazed windows, built-in wardrobes, and a central heating radiator.

BEDROOM FOUR

Front-facing double-glazed window, central heating radiator, and power points.

BEDROOM FIVE

Rear-facing double-glazed window, power points, and central heating radiator.

FAMILY BATHROOM

A four-piece suite comprising a walk-in shower with enclosure, panelled bath, wash hand vanity unit, and low-flush WC. Additional features include a heated towel radiator, rear-facing double-glazed obscure window, extractor fan, and tiled flooring.

SECOND FLOOR- LANDING

Featuring a front-facing double-glazed window and an additional side-facing Velux window providing ample natural light. Includes double storage cupboards and offers a versatile space ideal for a reading area or relaxation zone.

BEDROOM TWO

A generously sized bedroom with a front-facing Velux window, central heating radiator, power points, and access to the en-suite.

EN SUITE

Three-piece suite comprising a walk-in shower with enclosure, pedestal wash hand basin, and low-flush WC. Further benefits include a heated towel radiator, tiled flooring, part-tiled walls, a rear-facing Velux window, and extractor fan.

BEDROOM SIX

A side-facing Velux window, power points, central heating radiator, and built-in storage cupboard. This room is currently used as an office space.

EXTERNAL

Externally the property offers an attractive frontage with a driveway to the side of the property providing ample parking and access to the detached double garage. This property is positioned on an extensive corner plot with generous-sized gardens to the side and rear. To the rear is a mainly laid to lawn with a Indian stone patio areas followed by a further Porcelain patio area leading to the summer house., enclosed by fencing and complemented by mature trees and established planting. Additional features include double gated secure access, an outside tap, external power points, a storage shed, and an impressive summer house currently used as a bar and entertaining space, offering versatile potential for alternative uses.

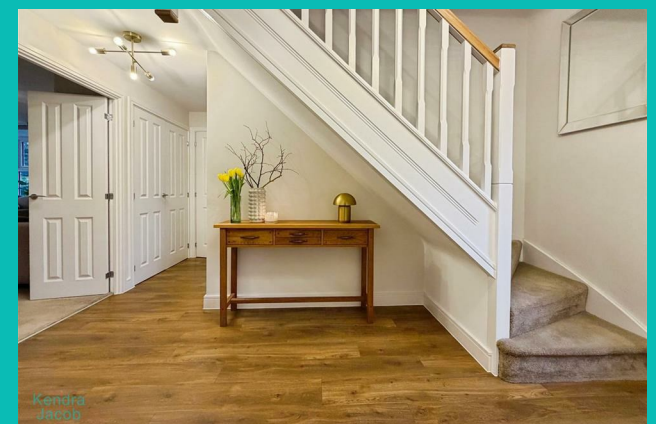
DOUBLE GARAGE

A generous size garage with electric doors, power and lighting.

SUMMER HOUSE/BAR

Featuring a built-in seating area with power points, LED lighting, and fitted units incorporating a fridge and work surfaces. Double-glazed French doors open onto the beautifully landscaped garden. Further benefits include an air-conditioning unit and fitted alarm system. Perfectly designed for entertaining, this room offers style and functionality in equal measure.

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ADDITIONAL INFORMATION

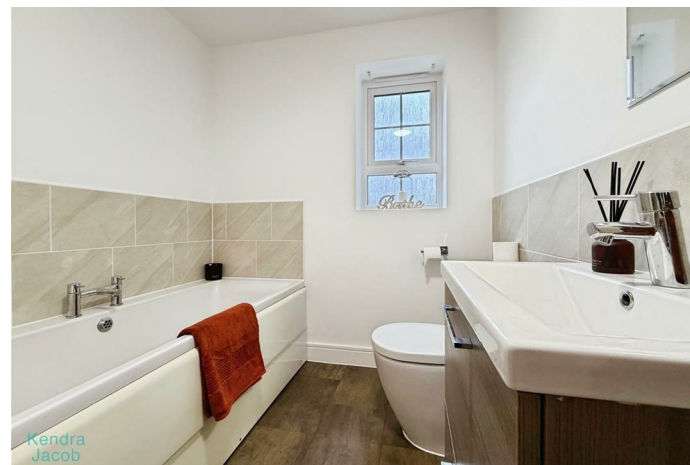
Local Authority – Bassetlaw

Council Tax – Band F

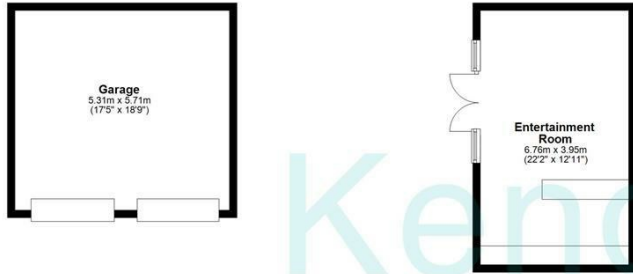
Viewings – By Appointment Only

Floor Area – 2967.80 sq ft

Tenure – Freehold



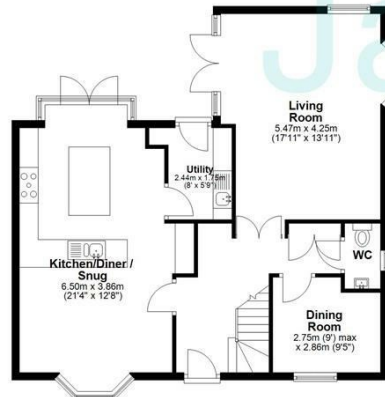
Ground Floor
Approx. 137.1 sq. metres (1475.8 sq. feet)



First Floor
Approx. 78.3 sq. metres (842.9 sq. feet)



Second Floor
Approx. 60.3 sq. metres (649.2 sq. feet)



Total area: approx. 275.7 sq. metres (2967.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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