



The Fraser Princess Way, Worksop S80 4UP

Asking price £349,995

PLOT 8

The Fraser is a beautifully designed three-storey home, perfect for modern family living. As you enter, a spacious living room welcomes you to the left, while at the end of the hallway, a generous kitchen and dining area opens up—complete with French doors leading out to your private garden.

Upstairs, the first floor features three well-proportioned bedrooms that share a stylish family bathroom. The top floor, however, is where The Fraser truly shines. The entire second storey is dedicated to the luxurious Bedroom 1, featuring its own en suite, a dressing area, and a fitted wardrobe—your very own private retreat.

Hodthorpe is a small, picturesque village located in Derbyshire, England, near the border with Nottinghamshire. Nestled between the historic town of Whitwell and the scenic landscapes of Creswell Crags, Hodthorpe is known for its quiet charm and close-knit community. Originally developed as a mining village in the late 19th century, it has retained much of its character while evolving into a peaceful residential area. The village benefits from easy access to natural attractions and walking trails, making it a pleasant spot for nature lovers and those seeking a rural lifestyle. Its rich industrial history and proximity to cultural landmarks add depth to its appeal, offering a blend of heritage and countryside tranquillity.

- Detached House
- Four Bedrooms
- Master Bedroom Encompasses The Second Floor
- Walk In Wardrobe To Master Bedroom
- Ensuite
- Solar Photovoltaic Panels (PV)
- Semi Rural Development Of 46 Properties
- Driveway Detached Garage

locating your ideal home



Ground Floor

Entrance Hall

Downstairs W/C

12'2" x 3'3" (3.72 x 1)

Lounge

14'3" x 11'4" (4.35 x 3.47)

Open Plan Kitchen/Diner

12'2" x 15'0" (3.73 x 4.59)

First Floor

Bedroom Two

10'4" x 11'9" (3.15 x 3.59)

Bedroom Three

9'8" x 9'7" (2.97 x 2.94)

Bedroom Four

9'8" x 8'9" (2.96 x 2.68)

Family Bathroom

Second Floor

Master Bedroom

12'11" x 15'7" (3.96 x 4.75)

Dressing Room

5'6" x 10'8" (1.7 x 3.26)

Ensuite

5'5" x 7'8" (1.66 x 2.36)

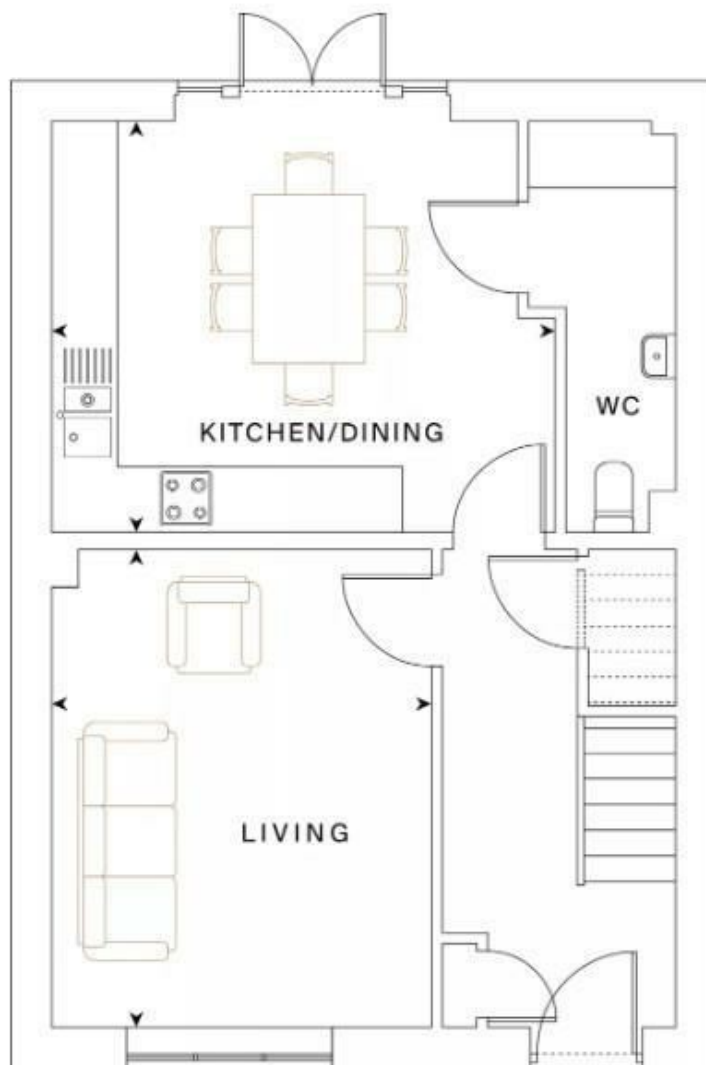
Outside

Rear Garden

Front Elevation

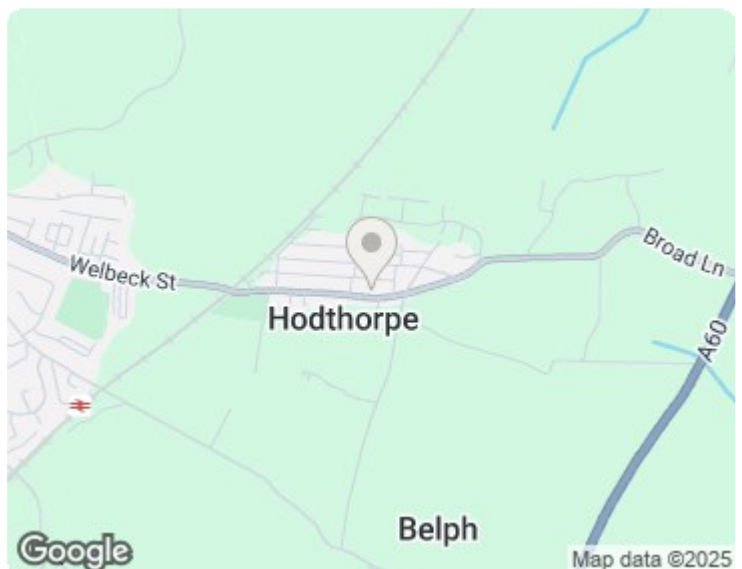






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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You will be required to provide us with financial Laundering information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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