



**36 Scholars Place, Worksop
S80 1EQ**

Offers over £210,000

For sale is this immaculately presented three bedroom semi detached house perfectly situated in a desirable estate just off Sparken Hill with walking distance to both primary and secondary schools, close to two golf courses, Worksop Collage, Cinema, GP Practice and walking distance to Worksop's town centre. You can explore the local landmarks and beautiful walks at Clumber Park and has an easy access to both A1 and M1 networks.

In brief the property consists of; Entrance hall, downstairs w/c through to the lounge, kitchen/diner with french door leading onto the south facing rear garden. To the first floor are three bedrooms, master has an ensuite, family bathroom. Outside is a private rear garden which has a patio area perfect for entertaining and a lawned area, access to the front via a side gate. To the front is a driveway to the side of the property which fits two cars. Viewings are advised to appreciate what this property has to offer.

- Three Bedroom Semi Detached House
- South Facing Rear Garden
- Perfect For First Time Buyers
- Master Bedroom Has Built In Wardrobes And Ensuite
- Driveway For Two cars
- David Wilson Build Has Three Years NHBC Warranty Remaining
- Immaculately Presented Property Throughout
- Prestige Location Off Sparken Hill
- Viewings Are Advised

locating your ideal home



Outside

Entrance Hall

Composite front door, giving access to the downstairs w/c and lounge.

Downstairs W/C

Pedestal sink, low flush w/c,

Lounge

Upvc bay window to the front elevation, gas central heating radiator, storage cupboard.

Kitchen/Diner

A sleek and contemporary white gloss kitchen featuring matching wall and base units, complemented by stylish wood-effect worktops. The design includes a stainless steel sink and a stainless steel extractor fan positioned above the built-in gas hob, paired with a fan-assisted electric oven for efficient cooking. There's space for a washing machine, fridge/freezer, and dishwasher, offering excellent practicality. The kitchen is finished with wood-effect vinyl flooring, adding warmth and durability. French doors open onto the rear garden, flooding the space with natural light and creating a seamless connection to the outdoors.

First Floor

Master Bedroom

Upvc window to the rear elevation, fitted wardrobes, gas central heating radiator leading through to the ensuite.

Ensuite

Upvc obscure window to the rear elevation, fully enclosed shower, pedestal sink and low flush w/c.

Bedroom Two

Upvc window to the front elevation, sharp fitted wardrobes, gas central heating radiator.

Bedroom Three

Upvc window to the front elevation, gas central heating radiator.

Family Bathroom

Comprising a three-piece suite with an enclosed panelled bath, pedestal wash basin, and low flush W/C. An obscure glazed window provides natural light while maintaining privacy.

Outside

Rear Garden

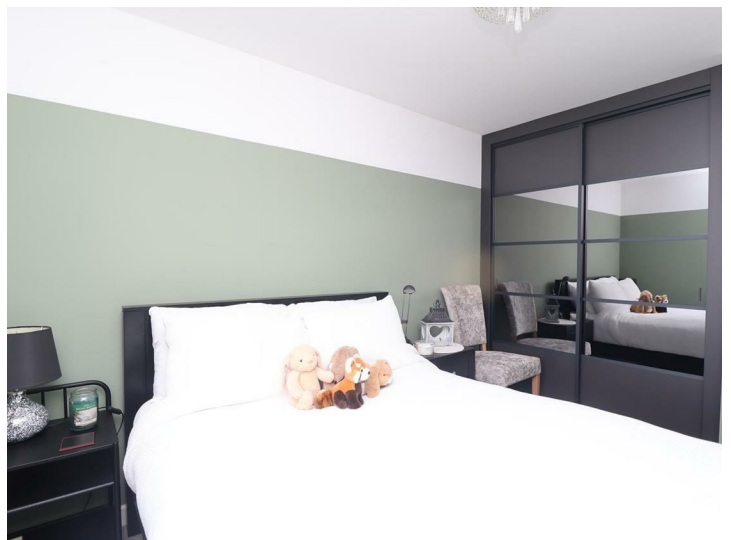
The beautifully maintained south-facing rear garden is a true highlight of the property. It features a charming patio area, ideal for outdoor dining or relaxation, and a practical wooden shed for storage. Carefully designed raised sleeper borders are filled with cottage-style flowering plants, creating a vibrant and colourful atmosphere. Mature climbers add vertical interest and natural beauty throughout the space. A lot of time and care has been invested into this garden, resulting in a peaceful, well-loved retreat that perfectly complements the home.

Front Elevation

The front elevation is beautifully framed by vibrant raised wooden sleeper borders, adding a burst of colour and charm, while a side driveway offers convenient off-road parking for two vehicles.

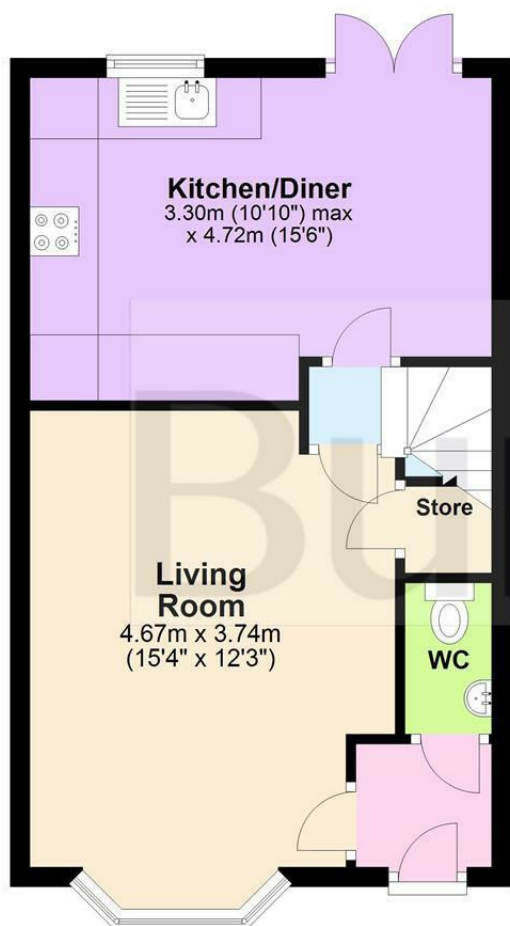


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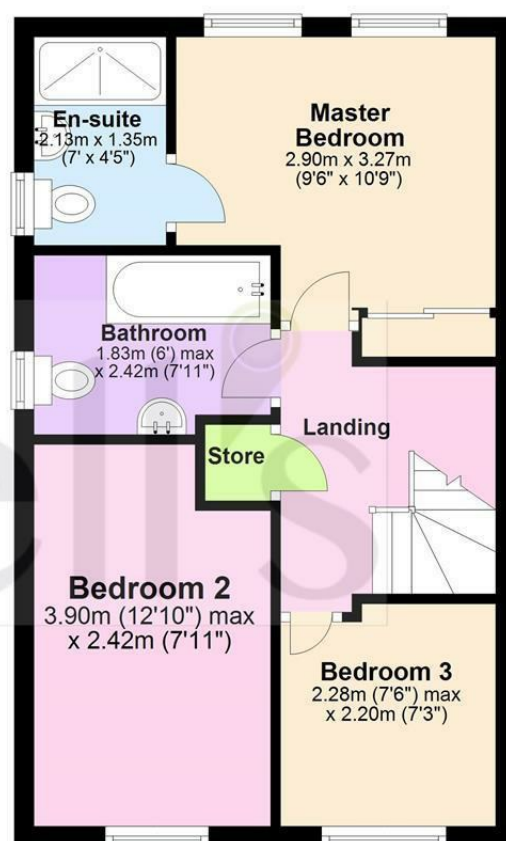
Ground Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



First Floor

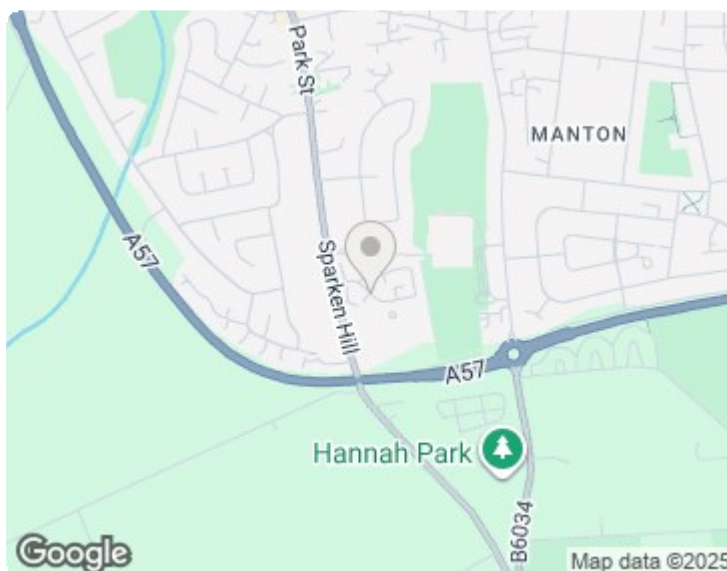
Approx. 37.0 sq. metres (397.9 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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	93
	83
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	



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial 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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