



## Plot 4 Queens Road, Worksop S80 4UP

**£329,995**

### PLOT FOUR

Nestled on the charming Queens Road in Hodthorpe, Worksop, this stunning new build detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,308 square feet, this property boasts four spacious bedrooms, making it an ideal family home.

Upon entering, you are welcomed into a bright and airy reception room, perfect for entertaining guests or enjoying quiet family evenings. The property features three well-appointed bathrooms, ensuring convenience for all residents. The contemporary design and high-quality finishes throughout the home create a warm and inviting atmosphere.

One of the standout features of this property is its south-facing garden, which provides an abundance of natural light and a lovely outdoor space for relaxation or play. The garden is perfect for summer barbecues or simply enjoying the sunshine.

For those with vehicles, the property offers parking for up to three cars, a valuable asset in today's busy world.

Located in the peaceful village of Hodthorpe, this home is well-positioned for local amenities and transport links, making it an excellent choice for families or professionals seeking a tranquil yet connected

- Detached House
- Four Bedrooms
- Single Garage and Parking
- EV Charging Point
- Solar Photovoltaic Panels (PV)
- Small New Build Development Of 48 Houses
- Rural Location

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## **Entrance**

### **Living Room**

15'7" x 13'1" (4.75 x 3.99)

### **Kitchen/Diner**

23'1" x 12'4" (7.05 x 3.78)

### **W/C**

### **Bedroom One**

12'3" x 11'11" (3.74 x 3.65)

### **En suite**

### **Bedroom Two**

13'6" x 10'7" (4.13 x 3.25)

### **Bedroom Three**

10'7" x 9'4" (3.25 x 2.85)

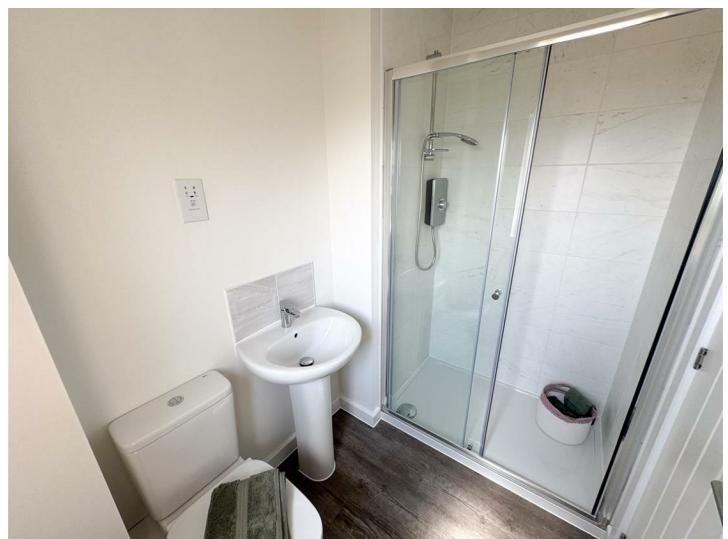
### **Bedroom Four**

11'5" x 8'10" (3.48 x 2.71)

### **Family Bathroom**

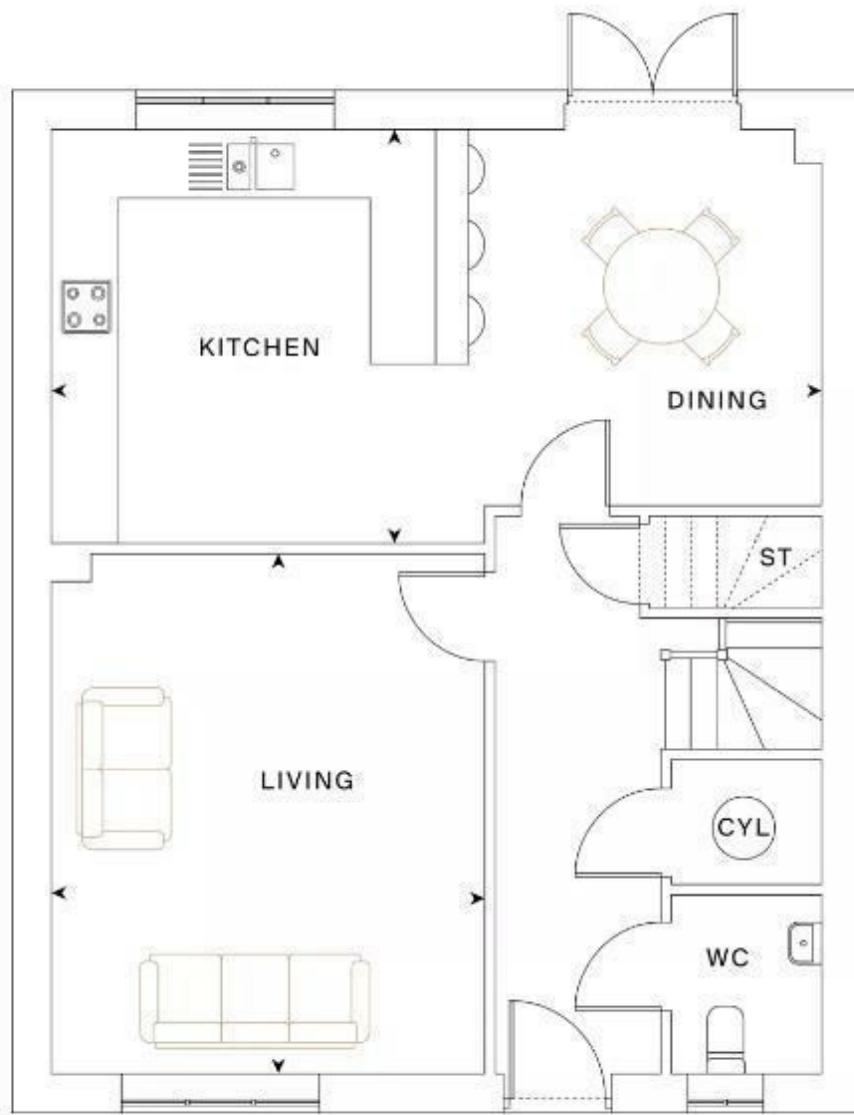
### **Outside**





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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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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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