



## **Plot 79 The Pavilion, Worksop Nottinghamshire S81 9GB**

**Guide price £400,000**

Burrells Estate Agency are delighted to introduce this new and exciting development 'The Pavilion' which consists of 68 properties being built with a luxury modern living comprising of 2-, 3- and 4-bedroom homes.

This new vibrant community has a sought-after village location with stunning countryside walks on your doorstep and is close to local amenities, transport links, surrounding villages and Worksop Town.

The Centurion is the largest property type at The Pavilion, Costhorpe. In brief the property consists of:

Entrance hall giving access to the lounge, garage, downstairs w/c, kitchen/family room with bifolds leading onto the rear garden. Upstairs are four double bedrooms, master bedroom has en-suite and walk in wardrobe. This property cover 2000sqft.

Outside is a fully enclosed rear garden which is south facing, access to the front is gain via a side gate. parking for two cars.

This really is a special four bedroom family home, contact us now for more information.

locating your ideal home



**A COLLECTION OF PREMIUM NEW HOMES  
IN COSTHORPE, CARLTON IN LINDRICK**

The Pavilion



**68 BEAUTIFULLY CRAFTED HOMES**  
MADE FOR MODERN LIVING; FEATURING A MIX  
OF 2, 3 AND 4 BEDROOM PROPERTIES.

**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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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locating your ideal home