



## The Huntley Queens Road, Worksop S80 4UP

**Asking price £360,000**

### PLOT TWO.

With style, space and great flexibility, The Huntley truly is the complete family home. On entering, the private study is immediately to your right, ideal for homework or working from home. Further along, to the left is the spacious, light-filled living room, while at the back is the open-plan kitchen/dining area, running the width of the home and with a set of French doors out to the private garden. For added convenience, there is a utility room. On the first floor are four good-sized bedrooms. En suite Bedroom 1 and Bedroom 3 both have fitted wardrobes, and there is a shared family bathroom.

Created in collaboration with the Welbeck Estate, all the sustainable, brand new 3 & 4 bedroom homes here are designed to blend seamlessly with the surrounding area. Offering you a unique combination of traditional styling, modern living and eco-technologies, with considered extra touches included.

Just as much thought has gone into creating a welcoming, friendly community. One that's surrounded by open spaces and has a wide variety of homes to give a sense of togetherness.

This is part of our wider mission to do right by people, communities and the environment. Hopefully, you can be a part of it too.

- 4 Bedroom Detached
- Comes With Amtico Flooring & Fitted Carpets
- Part Exchange Considered
- Detached Garage
- EV Car Charger & Solar Panels
- Incentives Available
- Separate Study
- Private Driveway

locating your ideal home



## Entrance

## Living Room

15'10" x 10'7" (4.85 x 3.25)

## Kitchen/Dining

26'0" x 10'2" (7.95 x 3.11)

## Utility

## Study

8'3" x 6'1" (2.54 x 1.86)

## W/C

## Bedroom One

14'5" x 10'4" (4.41 x 3.15)

## En-suite

## Bedroom Two

13'1" x 10'0" (4.01 x 3.06)

## Bedroom Three

11'4" x 10'0" (3.47 x 3.06)

## Bedroom Four

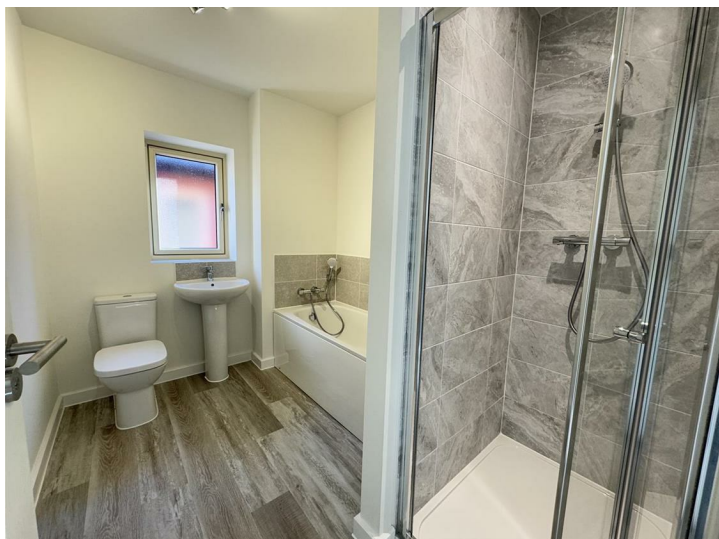
9'5" x 8'8" (2.88 x 2.66)

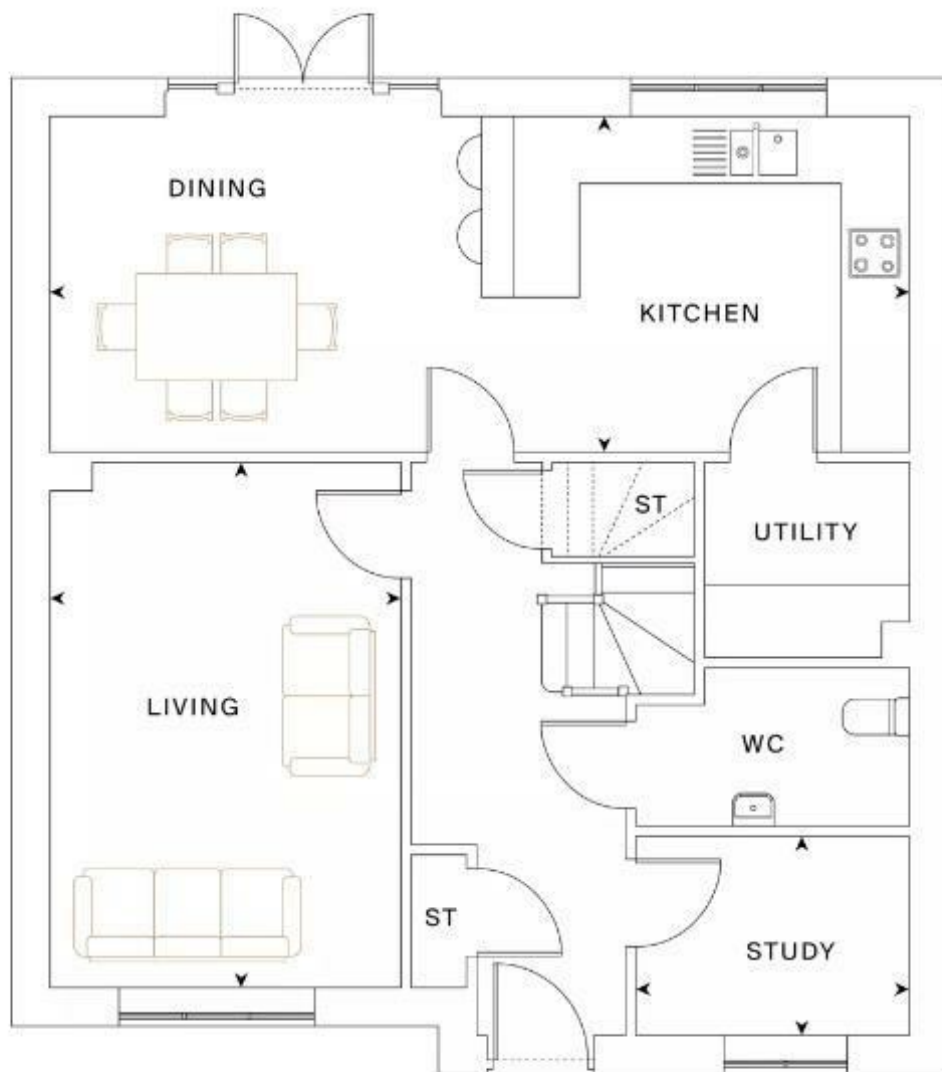
## Family Bathroom



Tel: 01909 475111

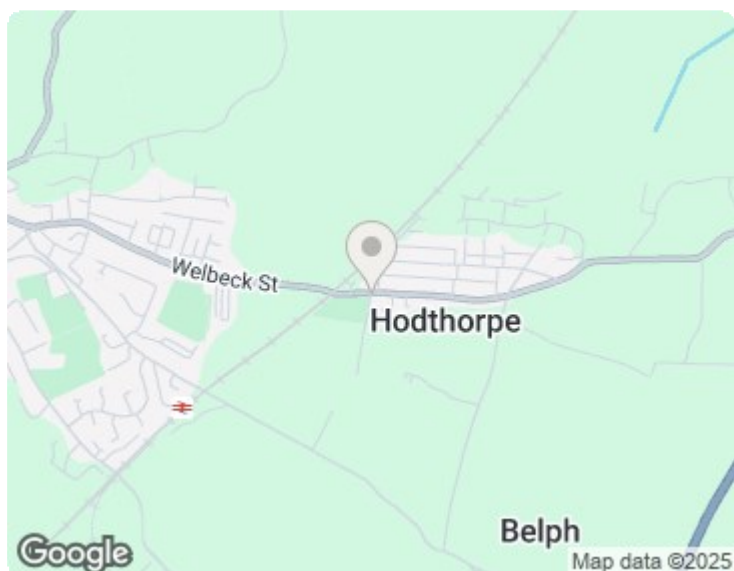






| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (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 <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   |         |           |



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.

locating your ideal home

