



**Plot 3 Queens Road, Worksop
S80 4UP**

Asking price £349,995

PLOT THREE

Welcome to the Jarvis, with its abundant living spaces and undeniable sense of style, The Jarvis caters beautifully to the demands of contemporary family lifestyles. The front-facing living room has an extra-large window, flooding the room with natural light and a convenient downstairs w/c. While at the back, the generous sized, open plan kitchen/dining room stretches the width of the house and leads out to the garden through a set of French doors. The first floor divides neatly between four ample sized bedrooms, with Bedroom one enjoying the benefit of an en-suite and a family bathroom serving the others.

The incentive available for this home is a 5% deposit worth £17,500

- Four Bedroom Detached House
- Amtico Flooring & Carpeted
- South Facing Garden
- Openplan Kitchen/Dining
- Master Bedroom with Ensuite
- Part Exchange Considered
- Incentives Available
- EV Charging Point & Solar panels

locating your ideal home



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 1

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

En Suite

Bedroom 2

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

Bedroom 3

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

Bedroom 4

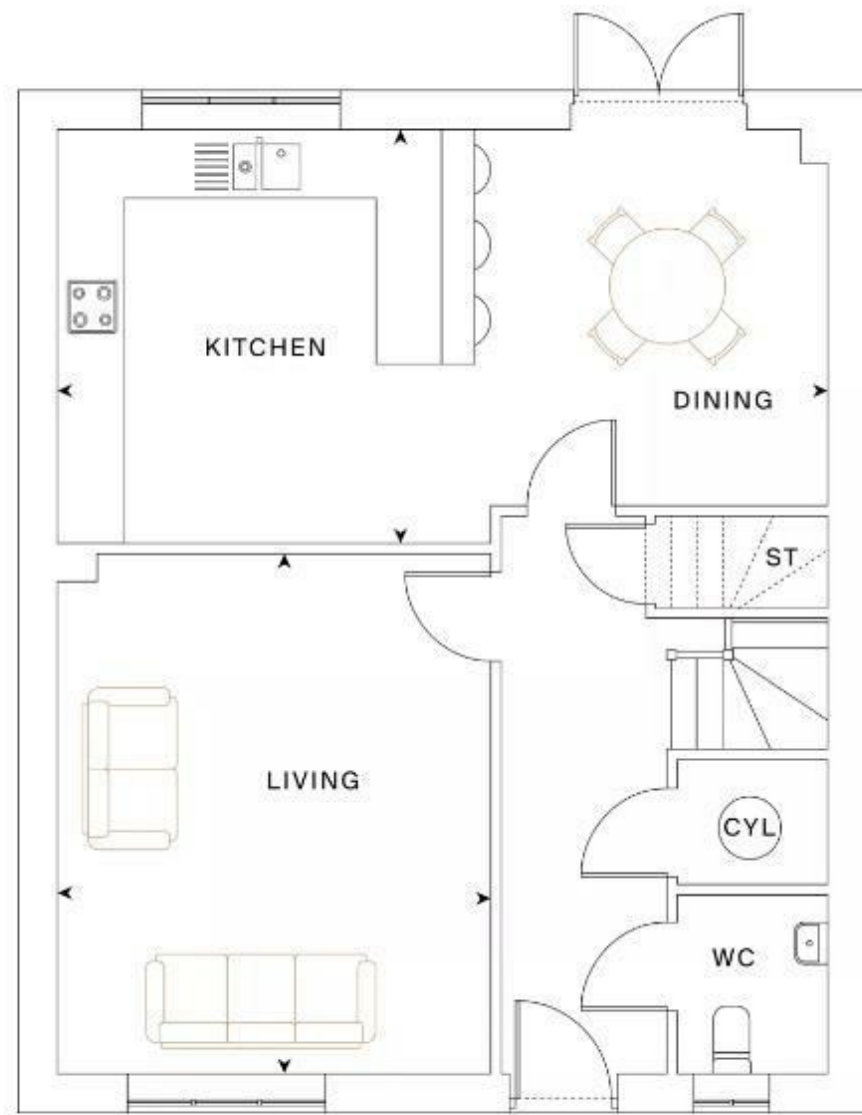
11'5" x 8'10" (3.48 x 2.71)

Bathroom

Outside

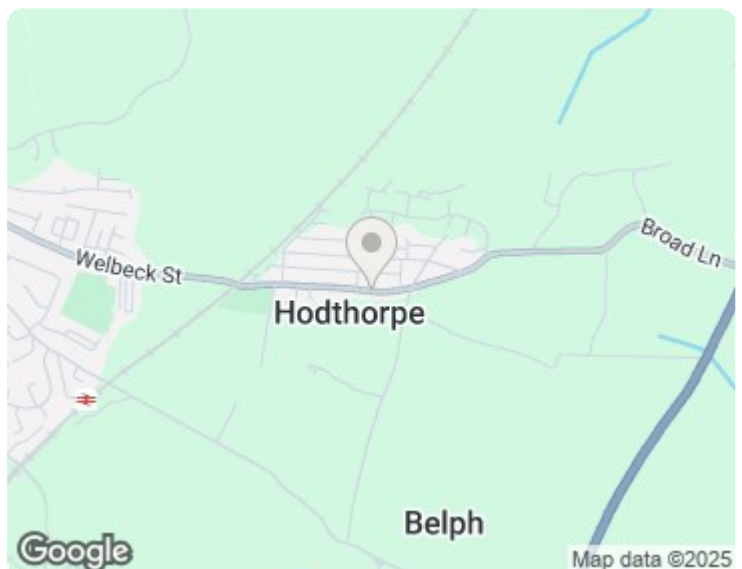






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		



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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