



## 7 Sparken Close, Worksop S80 1BN

**Guide price £450,000**

GUIDE PRICE £450,000 - £475,000

We are delighted to be the selling agents of this immaculate three bedroom detached corner plot bungalow located in the sought after area of Worksop within walking distance to Savoy Cinema, Doctors, shops and Worksop Town Centre. This property has been renovated throughout including electrics, windows, doors, roof as well as the internals. Offering a modern, spacious and elegant feel throughout making it a perfect home to move straight into. Only by viewing the property will you truly appreciate the attention to detail. This property features under floor heating throughout most rooms, a large kitchen with an island accommodating three seats, two fridge/freezer's, two ovens and a built-in coffee machine, leading out to the rear garden with bi-fold's, three toilets ensuring convenience and comfort for all residents. Just off the kitchen leads into a large dining room and lounge with a gas fire creating them cosy evenings. Further to the hallway leads into Three large rooms, two double bedrooms, one en-suite, large four-piece family bathroom, office & utility room allowing access into the garage. To the outside of the property offers attractive south east facing rear and front gardens, Indian stone patio, drive and garage.

- Detached Bungalow
- Bifolds Off Kitchen And Lounge
- EV Charger
- Viewing Essential To Appreciate This Accommodation
- Three Bedrooms
- Located In Exclusive Development Of Crabtree
- CCTV
- Fully Renovated To An Exceptional Standard
- Underfloor Heating In Kitchen, Bathrooms And Office
- Fibre Broadband

locating your ideal home



## Entrance Hall

## Downstairs W/C

6'6" x 4'7" (2 x 1.4)

Fitted vanity sink, with low flush w/c, column radiator, tiled floor.

## Open Plan Kitchen

26'2" x 13'9" (8 x 4.2)

Stylish kitchen featuring a stunning island with quartz worktop, island has a granite sink with a hot water tap, integrated induction hob, chrome plug sockets to each side of the island. This kitchen has been designed ensuring there is plenty of storage, plus two built in fridge freezers, two ovens, integrated coffee machine, built in microwave, dishwasher. Tiled flooring, under floor heating, bi-fold doors onto the rear garden. Upvc windows to the front elevation, spotlights over the kitchen and living space.

## Lounge/Dining

26'2" x 14'1" (8 x 4.3)

Dual aspect lounge, dining room with feature effect fireplace with floating beam and gas fire insert. Bifolds onto the rear patio area, column radiators.

## Master Bedroom

16'4" x 12'9" (5 x 3.9)

Upvc window to the front elevation, fitted wardrobes with wood sliding doors which has shelves and hanging space. Gas central heating column radiator, carpets to floor, giving access to the ensuite.

## En-Suite

7'6" x 3'3" (2.3 x 1)

Beautifully designed ensuite with wet room, pedestal sink and low flush w/c, underfloor heating, tiled flooring

## Bedroom Two

13'5" x 9'10" (4.1 x 3)

Upvc window to the front elevation, gas column radiator, fitted wardrobes with wood sliding doors, carpet to the room.

## Office/Third Bedroom

14'1" x 8'10" (4.3 x 2.7)

Upvc window to the rear elevation, gas column radiator, underfloor heating, tiled floor.

## Family Bathroom

10'5" x 8'6" (3.2 x 2.6)

No expense spared on this breath-taking four piece bathroom suite which consists of roll top bath, fully tiled shower enclosure, pedestal sink and low flush w/c. Electric mirror, underfloor heating and tiled floor.

## Garage

Electric powered garage door, has electric, water (sink) and lighting, EV car charger, plumbing for washing machine, giving access to the rear garden.

## Outside

## Rear Garden

Fully enclosed rear garden which perfect for entertaining, it has various Indian stone patio areas which gives sun all day as the garden faces east and south. mainly laid to lawn with various mature plants and shrubbery, access to the front via a side gate.

## Front Elevation

This corner plot has expensive gardens to the front and side, driveway for multiple cars, exterior power sockets.



Tel: 01909 475111





## Ground Floor

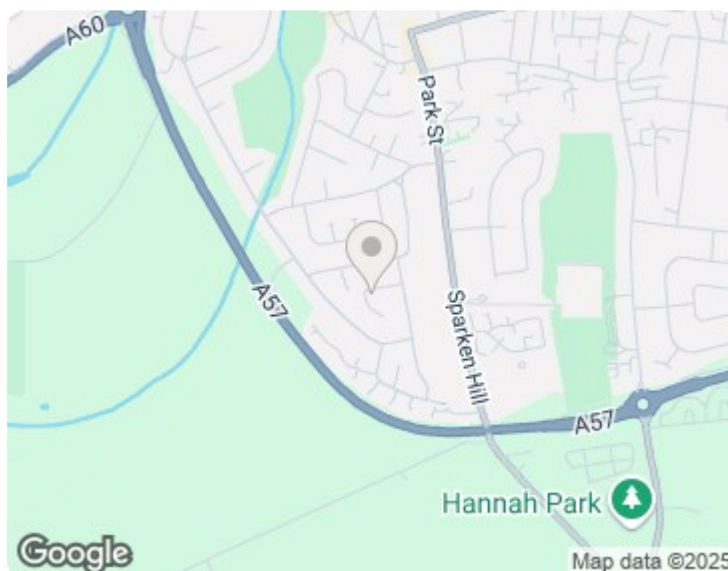
Approx. 162.9 sq. metres (1753.8 sq. feet)



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) <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>                             |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| <b>England &amp; Wales</b>                  | 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) <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>   |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| <b>England &amp; Wales</b>                                      | 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.

## locating your ideal home

