



The Murphy Queens Road, Worksop S80 4UP

Asking price £349,995

PLOT 10

The Murphy is a beautifully appointed home designed with modern family living in mind, offering stylish interiors and a thoughtfully laid-out floorplan that exudes comfort and sophistication.

The ground floor impresses from the outset, with a spacious front-facing lounge bathed in natural light—perfect for both relaxed evenings and refined entertaining. To the rear, the heart of the home is the stunning open-plan kitchen and dining area, stretching the full width of the property. French doors open onto the landscaped garden, creating a seamless transition between indoor elegance and outdoor tranquillity.

Upstairs, four generously proportioned bedrooms provide ample space for the whole family. The principal suite is a private retreat, complete with a luxurious en suite shower room. A sleek and contemporary family bathroom serves the remaining bedrooms, combining practicality with style.

From its well-considered layout to its high-quality finishes, The Murphy offers an exceptional standard of living in a home that perfectly balances comfort, function, and luxury.

- Detached House
- Four Bedrooms
- Master Bedroom Has Ensuite
- Solar Photovoltaic Panels (PV)
- Small New Build Development Of 48 Houses
- Rural Location
- Detached Garage & Parking

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First Floor

Entrance Hall

Downstairs W/C

Lounge

14'6" x 12'1" (4.42 x 3.7)

Kitchen/Diner

22'4" x 14'2" (6.82 x 4.33)

First Floor

Master Bedroom

13'0" x 12'6" (3.97 x 3.83)

Ensuite

Bedroom Two

13'3" x 10'10" (4.04 x 3.32)

Bedroom Three

10'10" x 8'11" (3.32 x 2.72)

Bedroom Four

12'6" x 9'1" (3.83 x 2.79)

Family Bathroom

Outside

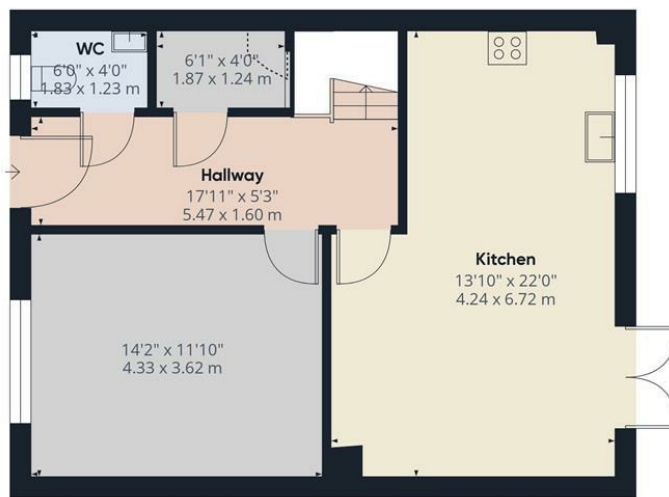
Rear Garden

Front Elevation

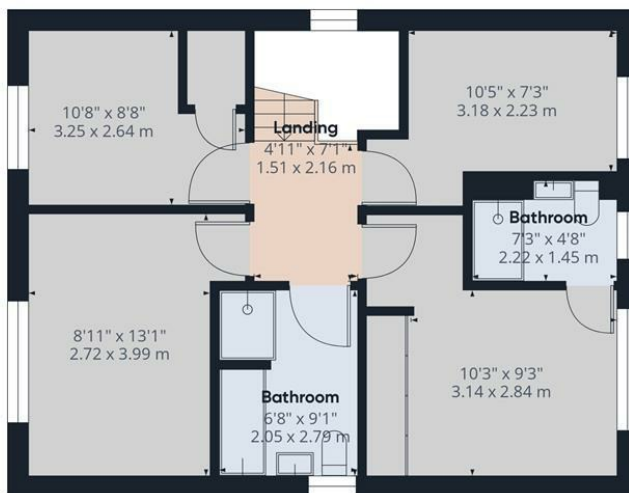




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Floor 0



Floor 1

Approximate total area⁽¹⁾

1165.83 ft²
108.31 m²

Reduced headroom

3.42 ft²
0.32 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

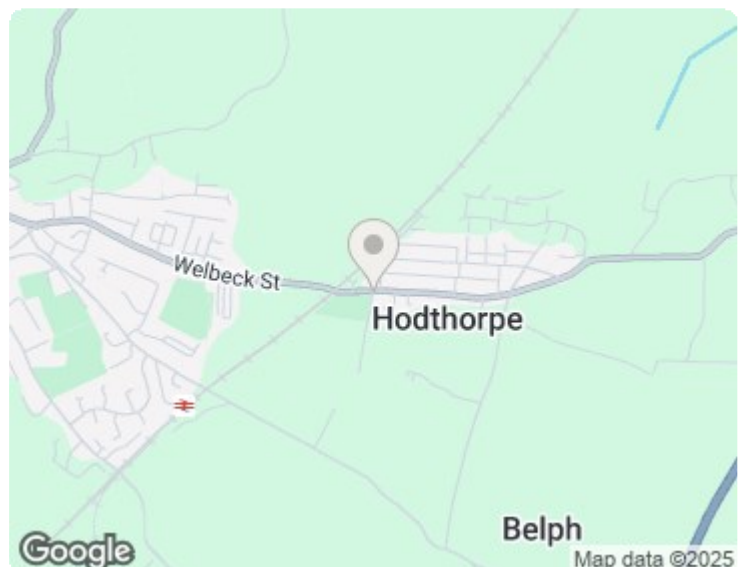
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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