



**45 Hodding Road, Hodthorpe, Worksop  
S80 4WE**

**Guide price £260,000**

Guide Price £260,000 - £270,000

This beautifully presented four-bedroom detached home, known as The Rothway by Keepmoat, is located in a desirable semi-rural estate in Hodthorpe. The current vendors have enhanced the property with a brand-new, high-spec kitchen featuring quartz worktops and a hot water tap, complemented by sleek porcelain tiled flooring in both the kitchen and entrance hallway.

The ground floor offers a welcoming entrance hall, a convenient downstairs W/C, a spacious lounge, and a stylish open-plan kitchen/diner with French doors leading out to the rear garden. The outdoor space has also been upgraded with a newly laid porcelain tiled patio, perfect for entertaining or relaxing.

Upstairs, the property comprises four well-proportioned bedrooms, including a master bedroom with an en-suite, and a modern family bathroom.

Ideal for families seeking a blend of contemporary living and village charm, this home offers comfort, style, and quality in a peaceful location.

- Detached House
- Semi Rural Location
- New Porcelain Patio To Rear Garden
- Four Bedrooms
- Newly Fitted Kitchen With Quartz Worktop
- Viewings Advised
- Master Bedroom Has Ensuite
- Porcelain Tiles In Hallway & Kitchen/Diner

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## Ground Floor

### Entrance Hall

A composite front door opens into the entrance hall, beautifully finished with porcelain tiled flooring, providing access to the downstairs W/C, lounge, kitchen/diner, and stairs leading to the first floor.

### Downstairs W/C

6'7" x 2'11" (2.01 x 0.91)

Located to the front elevation with an obscure glazed window providing natural light while maintaining privacy. The space features a low flush W/C, a pedestal wash basin, and practical laminate flooring for easy maintenance.

### Lounge

16'7" x 10'11" (5.07 x 3.33)

A bright and welcoming space featuring a uPVC window to the front elevation, allowing for ample natural light and a pleasant outlook.

### Kitchen/Diner

18'3" x 10'9" (5.57 x 3.29)

A recently fitted, modern kitchen finished to a high standard, featuring integrated appliances including a fitted fridge freezer, double oven, gas hob, and a convenient hot water tap. The stylish white quartz worktops provide a sleek contrast to the contemporary units, while durable porcelain floor tiles add to the clean, modern aesthetic. Natural light floods the space through a uPVC window and French doors, which open out to the rear garden—perfect for indoor-outdoor living.

## First Floor

### Master Bedroom

11'4" x 9'0" (3.47 x 2.76)

A spacious and well-presented room featuring a uPVC window overlooking the rear garden, offering a pleasant and private outlook. A door provides access to the en-suite, enhancing the convenience of this comfortable main bedroom.

### Ensuite

9'0" x 5'4" (2.76 x 1.64)

Fitted with an obscure glazed window to the side elevation for privacy and natural light. The suite comprises an enclosed shower, pedestal wash basin, and low flush W/C, all presented in a clean and functional layout.

### Bedroom Two

10'4" x 9'0" (3.15 x 2.76)

A generously sized double bedroom featuring a uPVC window to the front elevation, allowing for ample natural light and a pleasant aspect.

### Bedroom Three

8'10" x 6'11" (2.71 x 2.11)

A comfortable double bedroom with a uPVC window overlooking the rear elevation. The room has been partially decorated with half panelling, which is currently due to be finished.

### Bedroom Four

8'10" x 6'7" (2.71 x 2.01)

A versatile room featuring a uPVC window to the front elevation, currently used as a study and makeup area.

## Family Bathroom

## Outside

### Rear Garden

A larger-than-average rear garden featuring a recently fitted porcelain patio area, ideal for outdoor dining and relaxation. The garden also includes a garden shed for additional storage. Convenient access to the front of the property is available via a side gate.

### Front Elevation

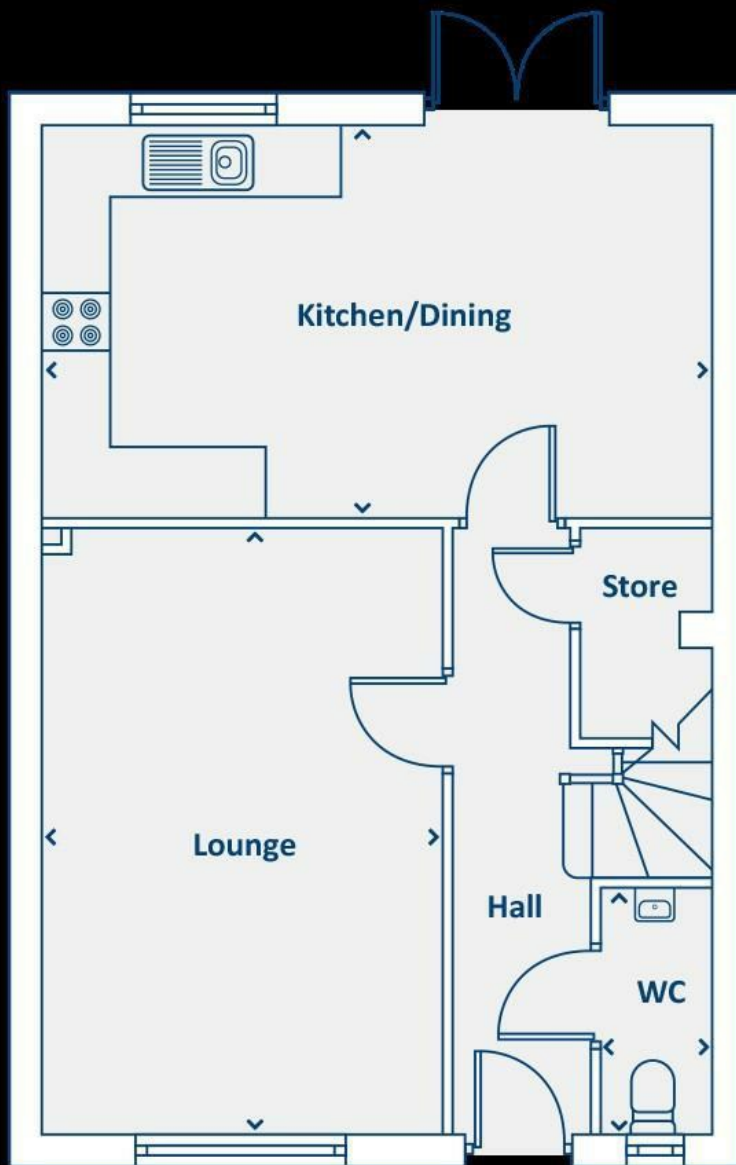
The property benefits from a well-maintained lawn area to the front and provides off-road parking for two cars to the side.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	



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