



**1 Sulis Gardens, Worksop
S81 7FE**

Guide price £300,000

GUIDE PRICE £300,000 - £310,000

A superb opportunity to acquire this spacious and beautifully presented five-bedroom detached family home, ideally located in a highly desirable and well-established residential area. Situated within walking distance of a range of local shops, reputable schools, and everyday amenities, this impressive property offers generous living space and modern finishes throughout—perfectly suited for growing families.

The accommodation briefly comprises a welcoming and spacious entrance hallway, a convenient downstairs WC, a bright and airy living room with feature fireplace, and a separate formal dining room ideal for entertaining. The heart of the home is an open-plan kitchen diner, boasting high-quality units, integrated appliances, and ample space for family dining. A separate utility room provides additional storage and laundry facilities.

To the first floor are five generously sized bedrooms, two of which benefit from stylish ensuite shower rooms. A modern family bathroom suite serves the remaining bedrooms.

Externally, the property features an front garden with a private driveway providing off-road parking and access to the integral garage. To the rear is a good-sized, well-maintained garden with lawn which is mainly laid to lawn perfect for outdoor entertaining and family activities. Gated side access offers added convenience and security.

- Detached House
- Two Reception Rooms
- Garage
- Five Bedrooms
- Kitchen/Diner
- Two Ensuities
- Downstairs W/C

locating your ideal home



Ground Floor

Entrance Hall

Accessed via a stylish composite front door, the welcoming entrance hall provides access to the downstairs WC, lounge, and spacious kitchen/diner, with stairs rising to the first floor. A bright and functional space setting the tone for the rest of the home.

Downstairs W/C

A practical ground floor cloakroom featuring a low flush WC and pedestal wash basin. Finished with laminate flooring and complemented by an obscure UPVC double glazed window to the front elevation, allowing for both privacy and natural light.

Lounge

17'9" x 10'11" (5.42 x 3.34)

A well-proportioned and inviting living space, filled with natural light from a large front-facing UPVC double glazed window. This stylish room offers a comfortable setting for everyday living, complete with a central heating radiator, multiple power sockets, and a TV connection point—perfect for modern family life.

Kitchen/Diner

11'8" x 17'1" (3.57 x 5.22)

The kitchen features a rear-facing uPVC window and is fitted with cream shaker-style wall and base units, complemented by wood-effect worktops. A white composite sink and drainer with a stainless steel mixer tap sit beneath the window. Integrated appliances include a gas hob with extractor above and an electric oven. The space opens into a dining area with French doors leading to the rear garden, a door to the utility room, and is finished with stylish laminate flooring throughout.

Dining Room

11'8" x 9'4" (3.57 x 2.86)

Currently used as a playroom, this versatile space features rear-facing uPVC double-glazed French doors that open out to the garden. It benefits from a central heating radiator and is finished with laminated wood flooring, making it both functional and inviting.

Utility Room

5'3" x 8'7" (1.61 x 2.64)

The utility room is fitted with matching wall and base units, offering additional storage and workspace. It includes space and plumbing for both a washing machine and tumble dryer and houses the central heating boiler. A uPVC door provides convenient access to the side of the property.

First Floor

Master Bedroom

12'2" x 11'8" (3.73 x 3.57)

The master bedroom features a uPVC window to the front elevation, allowing plenty of natural light, and is fitted with a central heating radiator. A door leads through to the private ensuite shower room.

Ensuite

The ensuite features a UPVC obscure-glazed window for privacy, half-height tiling throughout, and includes a corner shower unit, pedestal wash basin, and low flush W/C.

Bedroom Two

11'6" x 11'5" (3.52 x 3.5)

Bedroom Two is a spacious double room featuring a UPVC window to the rear elevation, laminate flooring, and a door providing access to the ensuite bathroom.

Second Ensuite

The second ensuite comprises a corner shower, pedestal wash basin, and low flush W/C. While fully functional, the suite would benefit from some modernisation.

Bedroom Three

15'7" x 8'9" (4.75 x 2.69)

Bedroom Three is also a double room, featuring a UPVC window to the front elevation.

Bedroom Four

11'6" x 8'9" (3.52 x 2.67)

Bedroom Four includes a UPVC window to the rear elevation and offers versatile space suitable for a bedroom, home office, or study

Bedroom Five

8'9" x 6'6" (2.68 x 2)

Bedroom Five features a UPVC window to the front elevation and is currently being used as a nursery, though it offers flexibility for various uses.

Family Bathroom

The family bathroom includes a UPVC obscure-glazed window to the rear elevation and features a three-piece suite comprising an enclosed bath, pedestal wash basin, and low flush W/C.

Outside

Rear Garden

The rear garden is primarily laid to lawn, enclosed by wooden panel fencing for privacy and security. It also benefits from side access to the front of the property via a gated pathway.

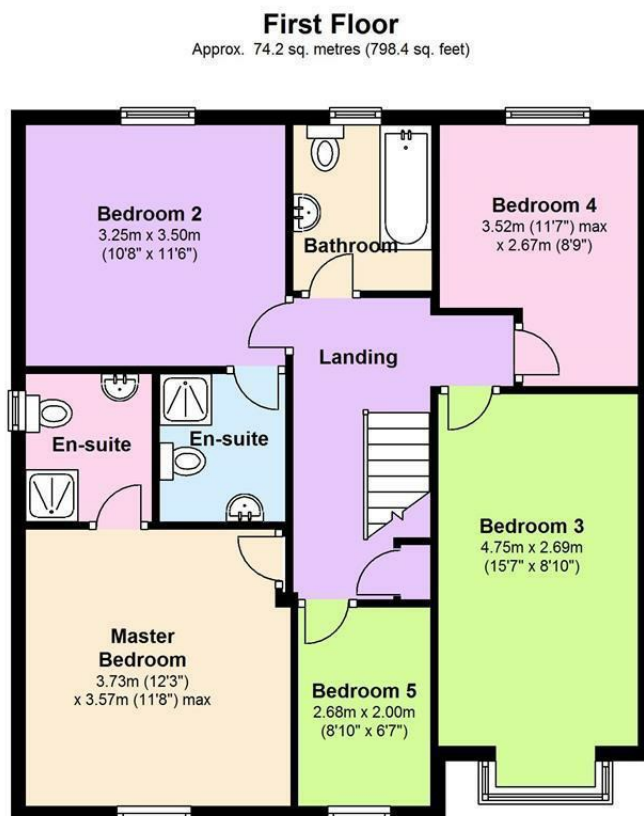
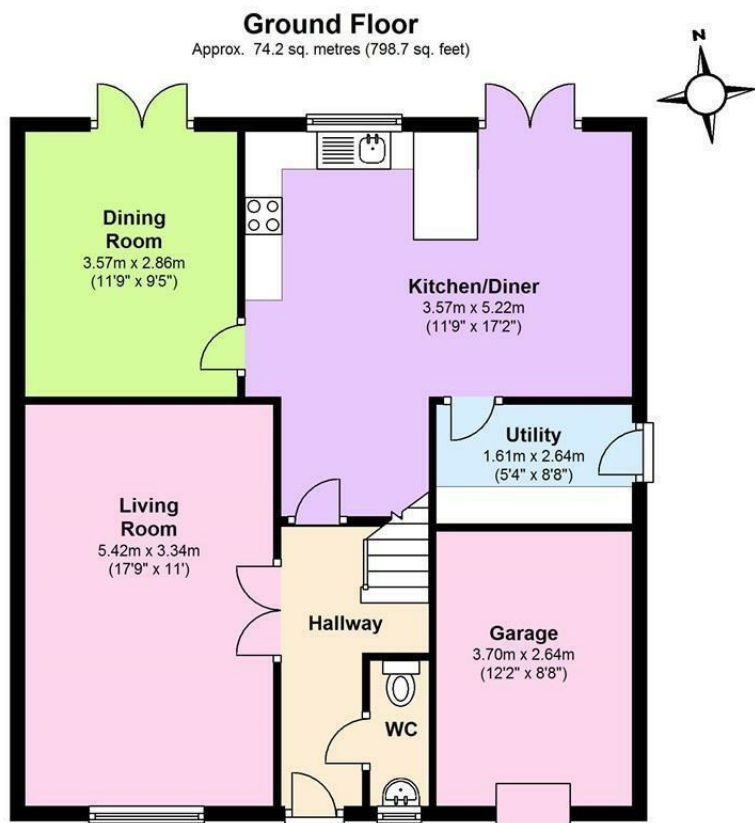
Front Elevation

The front elevation features a driveway providing off-road parking for two vehicles. To the left, there is a grassed area bordered by a privacy hedge. The property also benefits from access to a garage with an up-and-over door, complete with lighting and electric supply.



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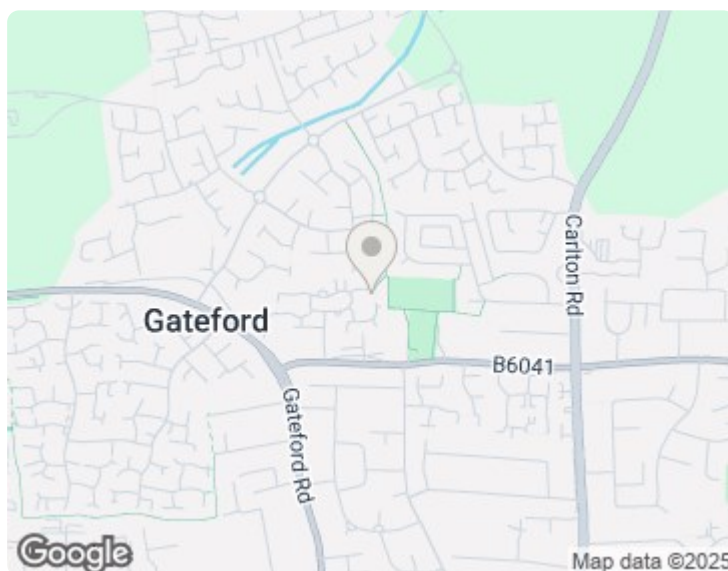




Total area: approx. 148.4 sq. metres (1597.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		76	
(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



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