



8 Sandmartins, Worksop Nottinghamshire S81 8TT

Guide price £290,000

GUIDE PRICE £290,000 - £300,000

Nestled in the charming area of Sandmartins, Gateford, Worksop, this splendid detached house offers a perfect blend of comfort and modern living. With an impressive layout, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The residence features four well-appointed bedrooms, providing ample space for a growing family or accommodating guests. Each bedroom is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings. The house also includes three bathrooms, which adds convenience and privacy for all occupants.

For those with vehicles, the property offers parking for up to three cars, making it easy for families or visitors to come and go without hassle.

This delightful home in Sandmartins is not just a place to live; it is a sanctuary that combines style, space, and practicality. With its attractive features and prime location, this property is an excellent opportunity for anyone seeking a new home in Worksop. Don't miss the chance to make this wonderful house your own.

SOLD PRIOR TO MARKETING.

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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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