

David Hawke

PROPERTY SERVICES

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Ref:- S2353



**12 SPRUCE COURT, WORKSOP, NOTTS,
S80 3EP**

Price £339,950

**Opening Times: Monday to Friday 9 am to 5:30 pm and
Saturday 9 am to 2 pm**

CHARTERED VALUATION SURVEYORS,
AUCTIONEERS & ESTATE AGENTS

Principal David J.M. Hawke FRICS, - Chartered Surveyor. Associate: Val Casey

DESCRIPTION

THIS IS A LARGE FAMILY HOUSE, WHICH HAS BEEN EXTENDED TO PROVIDE A SEPARATE GRANNY ANNEX WHICH HAS A SITTING ROOM WITH FRENCH WINDOWS OPENING ONTO THE WEST FACING GARDEN, SEPARATE SHOWER ROOM AND BEDROOM.

THIS PROPERTY IS A LARGE HOME, EXTENDED A FEW YEARS AGO, PROVIDING EXCELLENT ACCOMMODATION IN A MUCH SOUGHT AFTER AREA AND WITH THE BENEFIT OF A SOUTH AND WEST FACING GARDEN.

THE PROPERTY HAS FULL UPVC DOUBLE GLAZING, CENTRAL HEATING FROM AN AIR SOURCE HEATING WITH TWO SEPARATE ZONES- ONE FOR THE MAIN HOUSE AND ONE FOR THE GRANNY ANNEX AND HAS GAS WATER HEATING.

OTHER FEATURES INCLUDE DOUBLE CAR PARKING SPACE TO THE FRONT AND INTEGRAL GARAGE.

SPRUCE COURT IS SITUATED ON ONE OF THE MOST SOUGHT AFTER PARTS OF WORKSOP OFF MANSFIELD ROAD AND IS JUST A MINUTES' DRIVE FROM WORKSOP BYPASS, TEN TO FIFTEEN MINUTES' FROM BOTH THE A1/M1 INTERSECTION.

THE PROPERTY HAS FIVE FIRST FLOOR BEDROOMS, THE MASTER BEDROOM WITH FULL EN SUITE SHOWER ROOM AND THE GUEST BEDROOM SUITE WITH EN SUITE SHOWER ROOM. THERE ARE THREE OTHER GOOD SIZED BEDROOMS, ONE OF WHICH IS A PASSAGE THROUGH TO THE MASTER BEDROOM SUITE. ON THE GROUND FLOOR THERE IS AN ENTRANCE HALL, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, UTILITY AND SEPARATE ANNEX WITH SITTING ROOM, FRONT BEDROOM AND SHOWER ROOM.

THE PROPERTY HAS THE ADVANTAGE OF SOLAR PANELS, WHICH OWNED WITH THE PROPERTY (DETAILS TO BE CONFIRMED BY SOLICITORS).

THE ACCOMMODATION, WHICH COMPRISES OF FIVE OR SIX BEDROOMS, IS VERSATILE AND COMPRISES:-

View of the rear garden from the first floor





ACCOMMODATION

OPEN PORCH

ENTRANCE HALL

Central heating radiator and laminate flooring.

LOUNGE 5.08m including bay x 3.68m (16' 8'' x 12' 1'')

Coal effect living flame gas fire, feature fire surround, full laminate flooring, two central heating radiators and open to the dining room.



DINING ROOM 2.97m x 2.67m (9' 9'' x 8' 9'')

Central heating radiator, laminate flooring and double French windows into the heated conservatory.



HEATED CONSERVATORY 3.71m x 3.23m (12' 2" x 10' 7")

Two central heating radiators and double French windows opening onto the patio and garden.



KITCHEN 3.45m x 3.0m (11' 4" x 9' 10")

Stainless steel double bowl sink unit, drawers, cupboards, worktops, high level cupboards, CDA ceramic hob, stainless steel back plate, extractor above, double oven/ grill below, plumbing for dishwasher, extensive tiling to splash backs, central heating radiator and under stairs store place.



REAR ENTRANCE/ UTILITY

Stainless steel sink unit, cupboards under, worktop, high level cupboards, tiling to splash back, plumbing for automatic washing machine, central heating radiator, stable style door and cupboard housing gas boiler for domestic hot water.



SEPARATE TOILET

Low flush w/c, pedestal wash basin, tiled splash back and central heating radiator.

GRANNY ANNEX

Accessed from the dining room.

SITTING ROOM 3.84m x 3.28m (12' 7'' x 10' 9'')

Two central heating radiators and French window opening onto the rear patio and garden.



FRONT BEDROOM 3.1m including bay x 2.77m (10' 2'' x 9' 1'')

Central heating radiator and good range of built in wardrobes.



SHOWER ROOM

Fully tiled, shower cubicle, electric shower, wash basin, vanity unit with double cupboard under, low flush w/c, remaining walls fully tiled and central heating radiator.



ON THE FIRST FLOOR

LANDING

Cylinder airing cupboard.

GUEST BEDROOM SUITE 4.6m x 3.15m (15' 1" x 10' 4")

Two double built in wardrobes and central heating radiator.



EN SUITE SHOWER ROOM

Fully tiled shower cubicle, mixer shower, pedestal wash basin, tiled splash back, low flush w/c and central heating radiator.

FRONT BEDROOM THREE 3.76m x 2.69m (12' 4" x 8' 10")

Central heating radiator and walk in clothes closet.



REAR BEDROOM FOUR 3.07m x 2.67m overall (10' 1" x 8' 9")

Central heating radiator and built in clothes closet.



BEDROOM FIVE 3.1m x 2.16m (10' 2" x 7' 1")

Central heating radiator and provides access through to the larger master bedroom suite.



LARGE MASTER BEDROOM SUITE 5.51m x 3.3m (18' 1'' x 10' 10'')

Central heating radiator, built in double wardrobe and separate clothes closet.



EN SUITE SHOWER ROOM

Large walk in shower cubicle, electric shower, wash basin in vanity unit, drawer and cupboards under, low flush w/c, fully tiled walls, vertical chrome towel rail/ radiator, inset lighting to the ceiling and remaining walls fully tiled.



BATHROOM

White suite, panel bath, pedestal wash basin, low flush w/c, tiling to splash backs and central heating radiator.



OUTSIDE

To the front

Double width block paved driveway providing parking for two or more vehicles, garden area with lawn, shrubs etc., block paving to the front of the property, overhanging eaves to the front of the house providing seating area and gate to the side, which leads through to the rear.

To the rear

Mitsubishi electric Ecodan air source heating system, paved patio with outside tap, canopy over the kitchen window, canopy over the French windows off the annex sitting room, outside electrics and path to the side leading to a good garden shed. The gardens are laid to lawn, flower and shrubbery borders, well fenced and contained and not directly overlooked from behind. The rear garden faces South and West.





Rear garden



Rear of the property

INTEGRAL GARAGE 5.23m x 2.67m (17' 2'' x 8' 9'')

Up and over door, electric light and power laid on and separate side entrance door.

**Viewing
Arrangements**

Contact the Agents, 01909 531450

Energy Performance Certificate



12, Spruce Court, WORKSOP, S80 3EP

Dwelling type: Detached house
Date of assessment: 15 September 2020
Date of certificate: 18 September 2020

Reference number: 0423-2875-7717-2390-2451
Type of assessment: RdSAP, existing dwelling
Total floor area: 157 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 3,948

Over 3 years you could save

£ 363

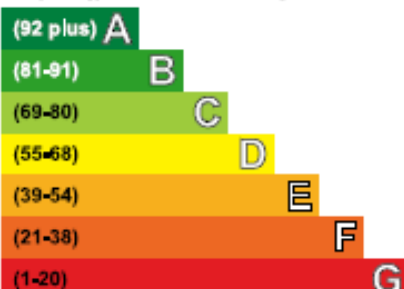
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 513 over 3 years	£ 312 over 3 years	
Heating	£ 2,859 over 3 years	£ 2,937 over 3 years	
Hot Water	£ 576 over 3 years	£ 336 over 3 years	
Totals	£ 3,948	£ 3,585	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
80	83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£65	£ 165
2 Solar water heating	£4,000 - £6,000	£ 198

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Free Valuation without Obligation

Now is probably the best time to take advantage of a free valuation and marketing advice on your home (Worksop and district), by a qualified person and without any obligation or charge. Telephone (01909) 531450 for an appointment.

We go the extra mile by demonstrating that we:-

- 1) We are Open 6 Days a Week*
- 2) Offer a No Contract Tie in Period*
- 3) We are the ONLY agent advertising every week in the Worksop Guardian (your property will be advertised every fortnight)*
- 4) We provide upgraded listings and displays on major websites including Rightmove, Zoopla, OnTheMarket, David Hawke Property Services, property today*
- 5) Our Fees are All inclusive with no extra to pay*
- 6) We are General Practice Chartered Surveyors, Auctioneers and Estate Agents with fully trained staff*
- 7) We have an Associate Company 'The Mortgage Shop' – providing the best deal from the 'whole of market' with free advice without obligation or initial charge*
- 8) Finally, we guarantee a sale success or its No Sale – No Charge*
- 9) We provide a FREE EPC on instruction (subject to terms)*

It's your successful sale or purchase at stake so please feel free to compare our service, and if selling no one is faster at getting your house on the market

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PLEASE NOTE: Some Photos may have been taken with a wide angled lens.

FIXTURES & FITTINGS:

Please note only the items specifically described in these particulars are included in the sale

SERVICES:

David Hawke Property Services are Agents acting for the owner of this property.

We wish to make it clear that we have not checked any services\appliances including central heating etc., and prospective purchasers therefore should understand it is their responsibility if they wish to check services or appliances through contractors, engineers, surveyors etc. prior to exchanging contracts.

If a property is unoccupied at anytime the purchaser should note there may be reconnection charges for any switched off\disconnected or drained services or appliances.

INFORMATION PROVIDED IN THIS BROCHURE:

We endeavour to make our Sales Details accurate and reliable but they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees or consultants have authority to make or give any representation or warranty in relation to the property. All statements therefore contained in these particulars with regard to this property are made without responsibility on the part of David Hawke Property Services or the vendors or lessors.

If there is any point which is of particular importance to you prior to viewing and you require further clarification please contact us. This may be particularly important if you are travelling some distance to view.

We would recommend that information we provide about the property is confirmed by yourself on inspection or by your advisors, conveyancer, surveyor etc. The information may have been prepared sometime ago and measurements on the property are approximate only (probably only accurate within about 6 inches) and are for guidance purposes and should not be relied upon as accurate. This means that you should verify the dimensions carefully before ordering carpets or any built in furniture for example.

David Hawke Property Services are Chartered Surveyors and Estate Agents and are members of the The Property Ombudsman (TPO), which is part of our complaints handling procedure within our company. Any complaints should initially be addressed to David Hawke Property Services.

AT DAVID HAWKE PROPERTY SERVICES:-

***WE AIM TO BE DIFFERENT!**

***CLIENTS BUYING AND SELLING HOMES NEED GUIDANCE**

***THIS IS GIVEN BY US FREE AND WITHOUT OBLIGATION**

At David Hawke Property Services OUR AIM IS TO MAKE BUYING AND SELLING HOMES AS STRAIGHT FORWARD AND AS SUCCESSFUL AS POSSIBLE.

To do this you need to talk to us with any offer or concerns and we in turn will keep the owner fully informed. We will update you and help you in anyway to successfully purchase your new home. Telephone us today on 01909 531450

THE SUCCESSFUL SELLING TEAM - PAST, PRESENT AND FUTURE!!

PLEASE SEE BACK PAGE



NEIL MILLS @ “THE MORTGAGE SHOP”

The Mortgage Shop is a “ONE STOP” source for all mortgages and insurances and provides totally unbiased and impartial advice without obligation. This is the easiest way to ensure you are matched with the most suitable mortgage over the years to come.

Ask to see The Mortgage Shop or Telephone 01909 531450 for us to put you in touch.

*Giving you the best
advice also helps us to
make sure your new
home purchase
proceeds as smoothly
as possible!*

Please Note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

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www.davidhawke.co.uk

We get results!

SOLD

SUBJECT TO CONTRACT

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84 BRIDGE STREET, WORKSOP
01909 531450

- Open 7 Days a Week and Late Nights
- Once and for all agreed fee including everything (brochures, sale board, advertising every week) plus VAT
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- Best sale price and best chance to move



David Hawke
Principal/Valuer



Val Casey
Associate/Sales Manager



Donna Clarke
Valuations & Sales Advisor



Tom Lavin
Assistant to The Mortgage Shop
and Sales Advisor



Becky Walters
General Admin and PA



Aimee Sykes
Sales Admin and Progression



Neil Mills
Independent Mortgage Advisor
for The Mortgage Shop



Ian Rushton
Accompanied Viewer

Talk to us now

Together we'll make it happen



RICS



The Property
Ombudsman

84 Bridge St, Worksop, Notts S80 1JA • Chartered Valuation Surveyors, Auctioneers & Estate Agents

Call 01909 531450 www.davidhawke.co.uk