



## 21 SPARKEN HILL WORKSOP, S80 1AL

**£485,000**  
**FREEHOLD**

\*\*\*\*\* GUIDE PRICE £485,000 - £495,000 \*\*\*\*\*

A beautiful traditional, extended five bedroom detached family home located within one of Worksop's prime locations, close to Sparken hill academy schools, clumber park, Worksop golf club and Worksop's historic town centre. The property boasts stunning living accommodation finished to a high standard throughout and sees spacious reception rooms a quality fitted kitchen along with five bedrooms and three bathrooms. The property stands on a large plot and is approached by wrought iron gated entrance leading to an extensive driveway with parking for several vehicles, detached garage and gate access to the private beautifully maintained rear garden. The accommodation briefly comprises of an impressive entrance hall, spacious living room, the heart of this family home is an open plan kitchen living space which has been extended in recent years, utility room and downstairs WC. The first floor gives a total of five bedrooms in all with two bedrooms having en-suite shower rooms and a separate four piece family bathroom suite.

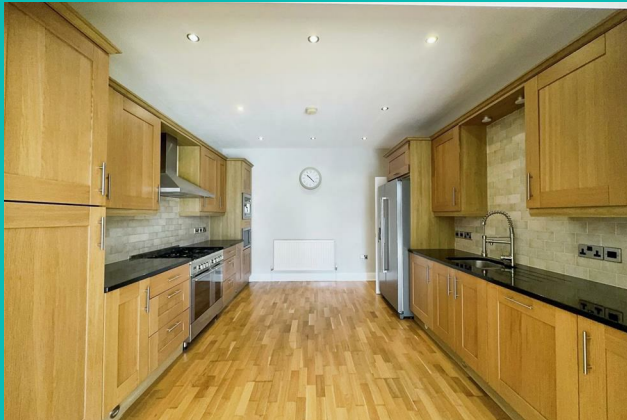
The property has no upper chain and must be viewed to appreciate this beautiful family home.

**Kendra  
Jacob**

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# 21 SPARKEN HILL

- UNIQUE OPPORTUNITY • TRADITIONAL EXTENDED FIVE BEDROOM FAMILY HOME • STUNNING VERSATILE LIVING SPACE • OPEN PLAN KITCHEN DINER • UTILITY ROOM/DOWNSTAIRS WC • ATTRACTIVE BAY FRONTED LIVING ROOM • FIVE BEDROOMS WITH FITTED WARDROBES • TWO EN-SUITES & FOUR PIECE FAMILY BATHROOM SUITE • GATED ENTRANCE TO STUNNING GARDENS & GARAGE • PRIME LOCATION WITH SUPERB SCHOOLS & TRANSPORT LINKS



## LOCATION

The property enjoys frontage onto Sparken Hill, a prestigious residential area within Worksop with its full range of residential amenities being within comfortable reach. Lying on the south side of the town means the subject property is ideally positioned for accessing the areas excellent transport links via the A1 and the towns Railway Station which has links to Sheffield, Nottingham, Lincoln and Retford. Local schools are within easy reach with Sparken Hill Academy and Outwood Academy close by. Morrison's supermarket and the nearby Co-op provide local amenities. Countryside walks and the popular Kilton Forest golf club are nearby. Worksop is a popular market town in Nottinghamshire, known as the "Gateway to The Dukeries", because of its proximity to former Ducal estates such as Clumber House, Thoresby Hall, Welbeck Abbey and Worksop Manor. The National Trust's property, "Mr Straw's House", is just down the street, its contents have remained largely unchanged since the 1920s.

## ENTRANCE PORCH

Two front facing obscure UPVC double glazed windows and entrance door leading into the entrance porch tiled flooring, and a door giving access into the spacious entrance hallway

## ENTRANCE HALL

A welcoming entrance hallway, well appointed decorated, spindle staircase leading to the first floor landing with LED lighting, cloaks cupboard, two central heating radiators, natural wood flooring and doors giving access to the living room, kitchen, dining room, utility room and downstairs WC.

## LIVING ROOM

An attractive living room, front facing UPVC double glazed square bay windows, central heating radiator, picture rail to the walls, downlighting to the ceiling, modern electric inset, log burning effect fire and natural wood flooring.

## KITCHEN

Having an extensive range of quality wall and base units with complementary granite work surfaces incorporating a stainless steel sink unit with mixer tap, integrated appliances including a dishwasher, microwave oven and coffee machine, space for a freestanding range style cooker with an electric extractor fan set above, space for an American style fridge freezer, partly tiled to the wall, LED kick board lighting, downlighting to the ceiling, under cabinet display lighting, central heating radiator, power points and natural wood flooring, continuing through into the dining room.

## DINING ROOM

The dining room is light and airy having UPVC double glazed windows and French doors leading out into the rear garden, central heating radiator, power points and TV point.

## UTILITY ROOM

Having base units with complimentary work surface, plumbing for the automatic washing machine, tiled flooring, new wall mounted combination central heating boiler with warranty and a door giving access into a large storage cupboard with tile flooring and side facing UPVC double glazed window.

## DOWNSTAIRS WC

Comprising in white of a low flush WC, pedestal hand wash basin, central heating radiator, tiled flooring and an electric extractor fan.

### FIRST FLOOR LANDING

Having access hatch for the loft space, spindle balustrades, power points and doors given access to five bedrooms and the family bathroom suite.

### MASTER BEDROOM

A beautiful master bedroom, front facing UPVC double glazed square bay window, central heating radiator, picture rail to the walls, fitted double wardrobes to one wall, power points, TV point and a door giving access into the ensuite shower room.

### EN-SUITE SHOWER ROOM

Comprising of a walk in shower unit with an electric shower, vanity hand wash basin, low flush WC, partly tiled to the walls, tile flooring, chrome towel radiator, shaver point and an electric extractor fan.

### BEDROOM TWO

Having a side facing UPVC double glazed window, central heating radiator, picture rail to the walls, fitted double wardrobes to one wall, power points, TV point and a door access into the ensuite, shower room.

### EN-SUITE SHOWER ROOM

Comprising in white of a walk-in shower unit with an electric shower, vanity hand wash basin, low flush WC, partly tiled to the walls, chrome towel radiator, electric extractor fan and shaver point.

### BEDROOM THREE

Having a rear facing UPVC double glazed window, picture rail to the walls, central heating radiator, power points and an extensive range of quality high gloss fitted furniture to one wall.

### BEDROOM FOUR

A fourth double bedroom, rear facing UPVC double glazed window, picture rail to the walls, central heating radiator, power points and fitted mirrored wardrobes to one wall.

### BEDROOM FIVE

A good sized fifth bedroom, front facing UPVC double glazed window, picture rail to the walls, central heating radiator, power points and fitted over stair storage cupboard.

### FAMILY BATHROOM

A four piece suite in white comprising of a panelled bath, separate walk in shower unit with a mains run shower, pedestal hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, chrome towel radiator, electric extractor fan and a side facing obscure UPVC double glazed window.

### OUTSIDE

To the front of the property is a large garden accessed by wrought iron gates leading to an extensive driveway, detached garage and gate access to the rear of the property

To the rear of the property is a well-maintained beautiful enclosed garden, extensive composite deck seating area, lawn with well stocked borders, paved patio, seating area outside lighting and outside water tap.

## 21 SPARKEN HILL





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### ADDITIONAL INFORMATION

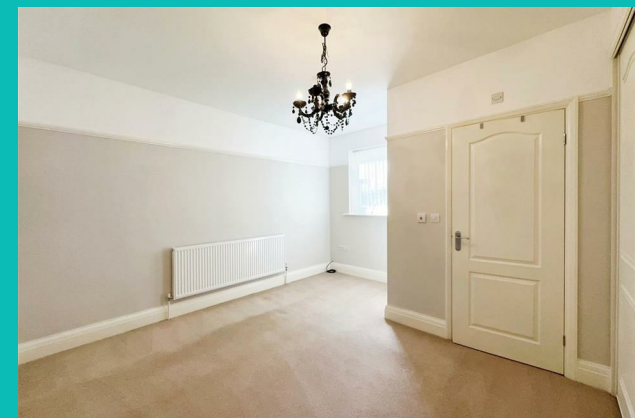
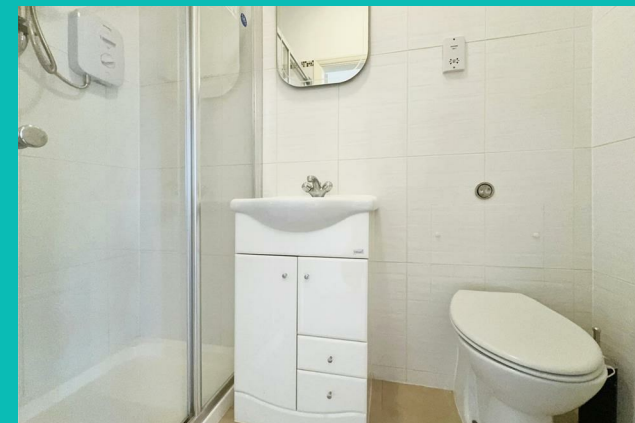
**Local Authority** – Bassetlaw

**Council Tax** – Band F

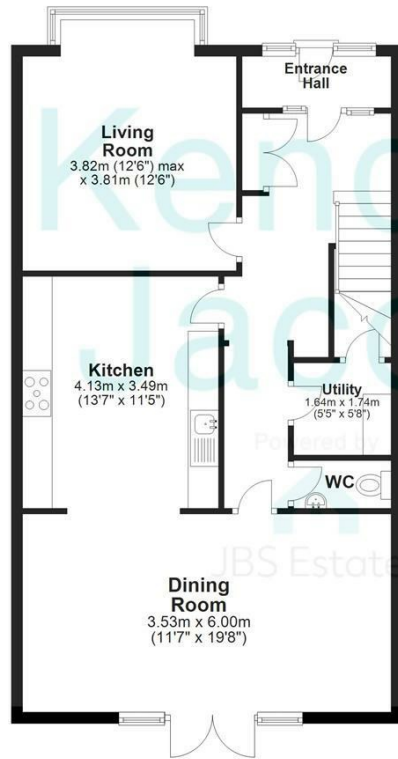
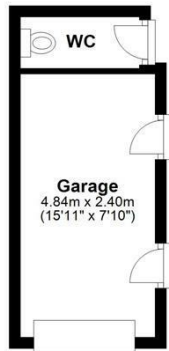
**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

**Tenure** – Freehold



**Ground Floor**  
Approx. 88.8 sq. metres (955.8 sq. feet)



**First Floor**  
Approx. 75.3 sq. metres (810.8 sq. feet)



Total area: approx. 164.1 sq. metres (1766.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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