



10 FOREST HILL PARK WORKSOP, S81 0NZ

£700,000
FREEHOLD

GUIDE PRICE £700,000 - £725,000

This exceptional new-build property, located in the highly desirable Thievesdale area of Worksop, boasts an energy-efficient heat pump system and contemporary design throughout. Offering a wealth of luxurious living spaces, this home features an impressive open-plan kitchen, living, and dining area, a snug, five well-appointed bedrooms (including a master suite with an en-suite bathroom), and a versatile entertainment room. Additional highlights include a utility room, multiple en-suites, a stylish family bathroom, and a spacious first-floor landing. Externally, the property benefits from a large driveway, an oversized double garage with an electric vehicle charging point, and a beautifully landscaped rear garden. Ideally positioned near Kilton Golf Course, Bassetlaw Hospital, shops, schools, and local amenities, with excellent transport links via the A1 and M1 motorways, this home is the epitome of modern elegance and comfort.

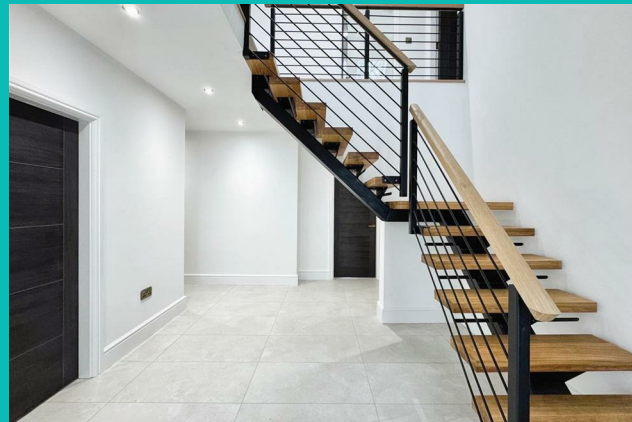
**Kendra
Jacob**

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10 FOREST HILL PARK

• ***GUIDE PRICE £700,000 - £725,000*** • Stunning New Build – Contemporary design with high-end finishes throughout. • Energy Efficient – Benefits from a state-of-the-art heat pump system. • Exceptional Open-Plan Living – Magnificent kitchen, living, and dining area with luxury appliances, a central island, and bi-folding doors to the garden. • Five Versatile Bedrooms – Including a master suite with a deluxe en-suite and an adaptable entertainment room/fifth bedroom. • Multiple Bathrooms – Luxurious en-suites, a stylish family bathroom, and a convenient downstairs WC. • Snug & Utility Room – Additional functional spaces for comfort and convenience. • First-Floor Office Space – Spacious landing ideal for a home office setup. • Expansive Outdoor Space – Large driveway, oversized double garage with EV charger, and a beautifully landscaped rear garden.



ENTRANCE HALLWAY

A striking entrance hallway featuring a front-facing composite door leading into a sleek, open-plan space. A solid oak staircase ascends to the first-floor landing, complemented by contemporary downlighting. The hallway boasts a spacious storage/cylinder cupboard and stylish tiled flooring with underfloor heating. Doors provide access to two bedrooms, a snug, a downstairs WC, a utility room, and the breathtaking open-plan kitchen, living, and dining area.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

The kitchen is a masterpiece, showcasing an exquisite range of wall and base units with complementary granite work surfaces, incorporating a sophisticated sink unit with a mixer tap. At its heart, a statement central island—a chef's dream—offers ample storage, a built-in wine cooler, and extends seamlessly into a dining table with a matching granite top. The island also houses a Bosch induction hob with an integrated extraction fan. High-end integrated appliances include two fan-assisted ovens, a microwave oven with a warming drawer, a fridge-freezer, and a dishwasher. Display units, a front-facing UPVC double-glazed window, ceiling downlighting, and underfloor heated tiled flooring complete this remarkable space.

Flowing into the living area, this light and airy space features expansive UPVC double-glazed bi-folding doors opening onto the rear garden. Wall lighting enhances the ambience, while a seamless visual connection leads into the entertainment room/sitting area, which doubles as a versatile fifth bedroom.

UTILITY ROOM

A practical yet stylish utility room featuring fitted wall and base units with a complementary work surface, an inset sink

with a mixer tap, and ample space for freestanding appliances, including a washing machine and tumble dryer. A front-facing UPVC double-glazed window, ceiling downlighting, an electric extractor fan, and underfloor heated tiled flooring complete the space.

SNUG

A delightful retreat with rear-facing aluminium double-glazed bi-folding doors opening onto the garden. The snug enjoys underfloor heated tiled flooring, creating a warm and inviting atmosphere.

DOWNSTAIRS WC

A stylish cloakroom suite comprising a contemporary vanity hand wash basin and a low-flush WC. Features include a tiled splashback, ceiling downlighting, an electric extractor fan, and underfloor heated tiled flooring.

MASTER BEDROOM

A refined and spacious master suite, boasting rear-facing aluminium double-glazed bi-fold doors leading directly into the garden. The room benefits from luxurious fitted wardrobes along one wall, underfloor heating, and a private door leading into the en-suite bathroom.

EN-SUITE SHOWER ROOM

A stunning five-piece suite featuring a contemporary panelled bath with a shower mixer tap, a walk-in shower with a deluxe waterfall shower, twin wall-mounted hand wash basins, and a sleek wall-hung low-flush WC. The space is elegantly finished with partial tiling, underfloor heated tiled flooring, ceiling downlighting, an electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

BEDROOM TWO

A generously sized double bedroom with a front-facing UPVC double-glazed window, underfloor heating, and a dedicated dressing area with fitted wardrobes, hanging rails, and drawers. A private door leads into the en-suite shower room.

EN-SUITE SHOWER ROOM

A beautifully appointed three-piece suite comprising a spacious walk-in shower with a deluxe waterfall shower, a vanity hand wash basin, and a modern low-flush WC. Partly tiled walls, underfloor heated tiled flooring, ceiling downlighting, an electric extractor fan, and a side-facing obscure UPVC double-glazed window complete this elegant space.

FIRST FLOOR LANDING

A spacious and versatile landing, ideal as a home office space. Featuring a front-facing UPVC double-glazed window, a Velux roof window, a central heating radiator, ceiling downlighting, and modern spindle balustrades. Doors lead to two further bedrooms, a family bathroom, and a multifunctional living/entertainment space or fifth bedroom.

LIVING/ENTERTAINMENT ROOM/FIFTH BEDROOM

A spectacular, adaptable space with a stylish mezzanine level enclosed by modern spindle balustrades. This room is bathed in natural light from a front-facing UPVC double-glazed window and a rear-facing UPVC double-glazed window, offering scenic views over Kilton Golf Course. Additional features include a central heating radiator and ceiling downlighting.

BEDROOM THREE

A generously proportioned third bedroom, complete with a

front-facing UPVC double-glazed window and two central heating radiators.

BEDROOM FOUR

A well-sized fourth bedroom, featuring a rear-facing Velux UPVC double-glazed window and a central heating radiator.

FAMILY BATHROOM

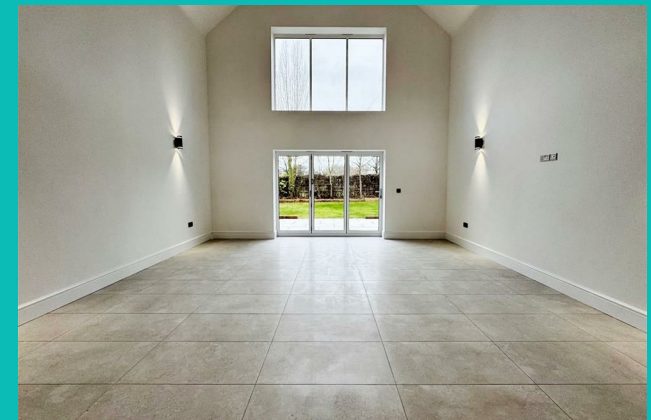
A beautifully designed four-piece suite comprising a modern panelled bath with a central mixer tap, a walk-in shower unit with a luxury waterfall shower, a sleek vanity hand wash basin, and a contemporary low-flush WC. The room is finished with part-tiled walls, tiled flooring, a chrome heated towel radiator, ceiling downlighting, an electric extractor fan, and a rear-facing Velux UPVC double-glazed window.

EXTERIOR

To the front, an extensive block-paved driveway provides ample parking for multiple vehicles, leading to an oversized double garage with an electric roller door, a side-facing UPVC double-glazed window, and a composite entrance door. Additional features include power and lighting and an electric vehicle charging point. A gated side entrance provides access to the rear garden.

The rear garden is a private haven, featuring a large paved patio seating area, a well-maintained lawn bordered by mature shrubs, and integrated lighting and a water tap for convenience.

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ADDITIONAL INFORMATION

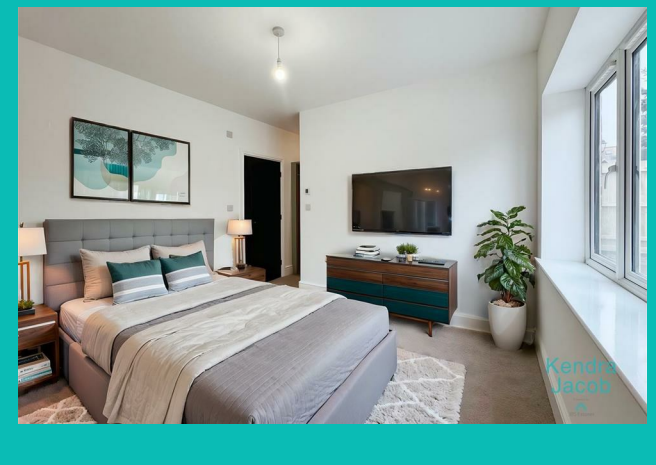
Local Authority – Bassetlaw

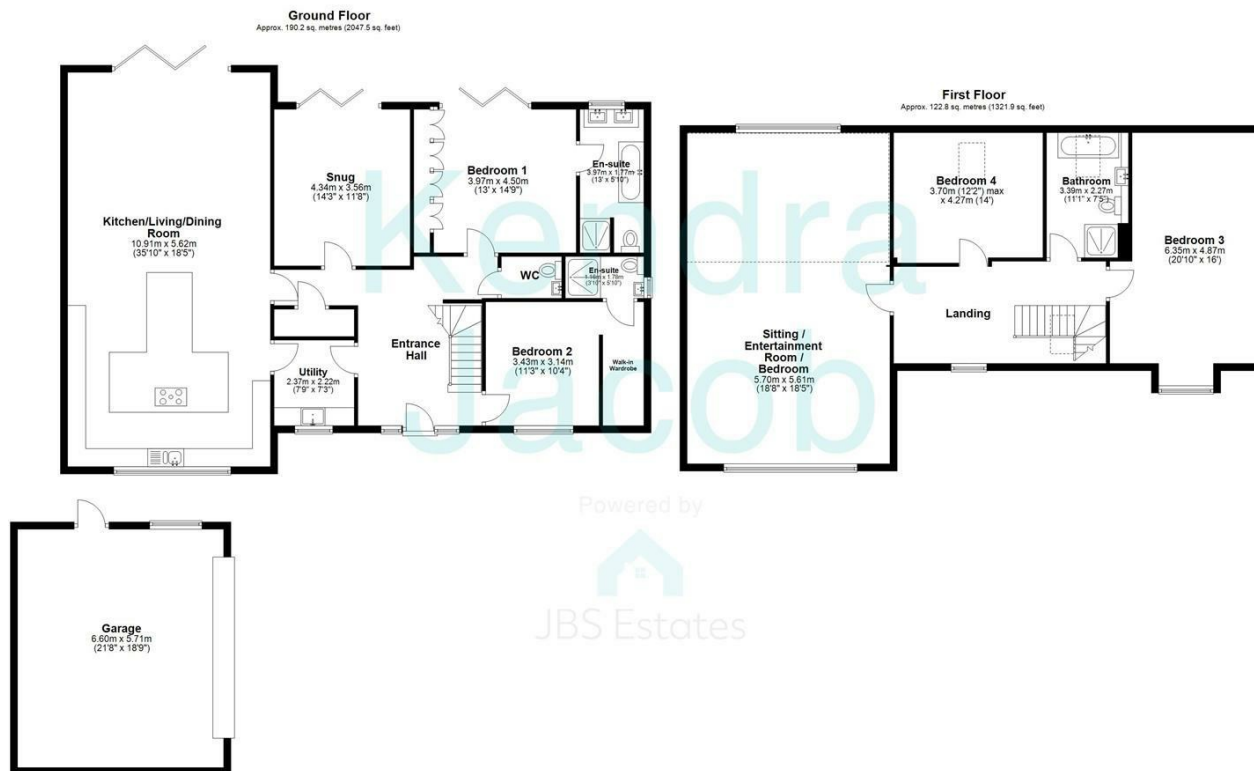
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 3369.30 sq ft

Tenure – Freehold

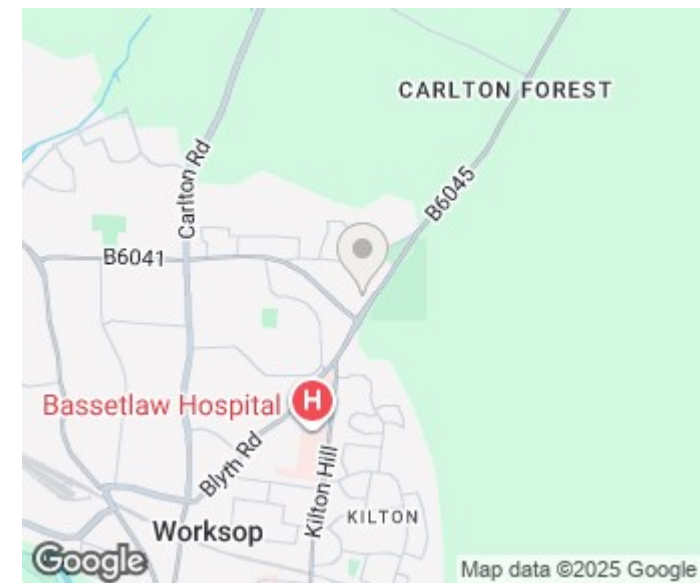




Total area: approx. 313.0 sq. metres (3369.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	99
(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	

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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