



£349,995 Freehold

PLOT 42 QUEENS ROAD | HODTHORPE | WORKSOP | S80 4UP

BuckleyBrown
ESTATE AGENTS

A MODERN COUNTRYSIDE MASTERPIECE..Located in the charming village of Hodthorpe, on the picturesque Queens Road, this delightful new build home offers a perfect blend of modern living and rural charm. Surrounded by the serene countryside, this property is an ideal retreat for those seeking a peaceful lifestyle while still being within easy reach of Worksop and its amenities.

As you step inside, you are greeted by a spacious and airy ground floor that exudes warmth and comfort. The living room offers a welcoming space to relax, with large windows that allow natural light to pour in and provide pleasant views of the surrounding landscape. Adjacent to this, the kitchen/dining room features an open and practical layout, ideal for both everyday family life and entertaining guests. The modern kitchen is equipped with high-quality appliances and ample storage, creating an enjoyable and functional space for any home cook, while the dining area comfortably accommodates your chosen dining furniture.

Venturing upstairs, the first floor reveals a collection of well-appointed bedrooms, each designed to offer a peaceful sanctuary for rest and relaxation. The master bedroom boasts an en-suite bathroom, providing a touch of luxury and privacy. The additional bedrooms are generously sized and share a stylish family bathroom, ensuring comfort for all family members or guests.

Outside, the property is equally impressive, featuring a beautifully landscaped garden that invites you to enjoy the fresh air and stunning views. The outdoor space is perfect for al fresco dining, gardening, or simply unwinding after a long day. In addition, the property benefits from modern solar panels discreetly installed on the roof, providing an eco-friendly energy source that helps reduce running costs and supports sustainable living and a spacious driveway and double garage. Call our office today to book a viewing 01623 633633.





Hall

Hallway leading to all ground floor rooms.

Living Room 14'2" x 11'10"

Carpeted flooring with central heating radiator and window to the front elevation.

Kitchen/Dining Room 22'1" x 14'0"

Laminate flooring, matching cabinets, and integrated appliances including an oven, electric hob, and inset sink, with additional space for appliances and for your choice of dining furniture.

WC

Low flush WC with hand wash basin.

Landing

Landing leading to the first floor.

Bedroom One 12'4" x 9'7"

Spacious carpeted bedroom with central heating radiator and window to the rear elevation along with mirrored built in wardrobes.

En Suite 7'3" x 4'8"

Three piece suite with low flush WC, hand wash basin and a bath.

Bedroom Two 10'5" x 7'2"

Spacious carpeted bedroom with central heating radiator and window to the front elevation.

Bedroom Three 10'8" x 8'9"

Spacious carpeted bedroom with central heating radiator and window to the front elevation.



Bedroom Four 10'5" x 7'2"

Spacious carpeted bedroom with central heating radiator and window to the rear elevation.

Bathroom 9'2" x 6'8"

Four piece suite with hand wash basin, low flush WC and a bath and shower.

Garage 19'10" x 10'2"

Double garage with ample space for vehicles or tools.

Outside

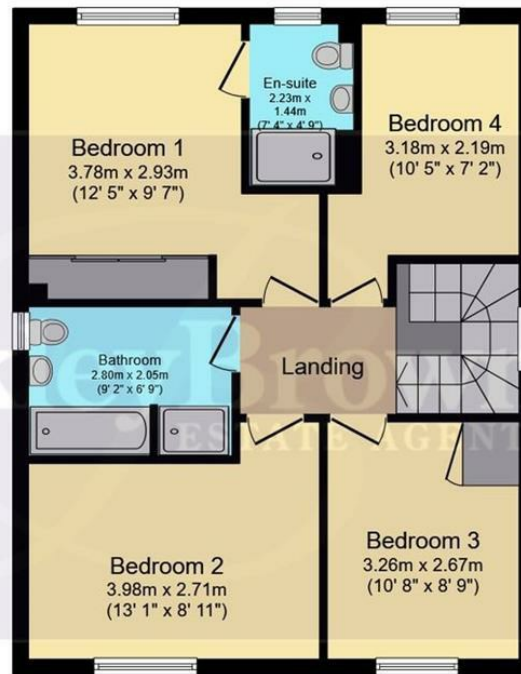
At the front, the property benefits from a driveway and lawned area, while to the rear there is a generously sized garden laid to lawn.





Ground Floor

Floor area 58.8 sq.m. (633 sq.ft.)



First Floor

Floor area 58.8 sq.m. (633 sq.ft.)



Garage

Floor area 18.9 sq.m.
(203 sq.ft.)

Total floor area: 136.4 sq.m. (1,468 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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	

PLOT 42 QUEENS ROAD
HODTHORPE
WORKSOP
S80 4UP



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BuckleyBrown
ESTATE AGENTS