



## 11A SCHOLARS PLACE WORKSOP, S80 1EQ

**£340,000  
FREEHOLD**

\*\*\*GUIDE PRICE £340,000 - £350,000\*\*\*

This beautifully presented modern three-storey, four-bedroom detached family home is situated within a highly sought-after, small development just off Sparken Hill. Stylishly designed and finished to a high standard throughout, the property offers spacious and versatile living accommodation ideal for contemporary family life.

The ground floor features a welcoming entrance hallway with quality finishes, leading to a bright and airy open-plan kitchen/diner complete with high-gloss units and integrated appliances, alongside a delightful living room and convenient downstairs WC. The upper floors provide four well-proportioned bedrooms, including an elegant master suite with dressing area and ensuite shower room, a modern family bathroom, and an additional shower room, offering flexibility for growing families or home working.

Externally, the property benefits from a low-maintenance front garden, a driveway providing off-road parking for two vehicles leading to the garage, and a private enclosed garden with lawn and paved patio area—perfect for outdoor entertaining.

Ideally positioned close to excellent junior and senior schools, Worksop's historic town centre, supermarkets, bars and restaurants, the property also offers superb commuter links with easy access to the A1 and M1 motorway networks, making it an exceptional choice for families and professionals alike.

**Kendra  
Jacob**

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# 11A SCHOLARS PLACE

- \*\*\*GUIDE PRICE £340,000 - £350,000\*\*\*
- Modern three-storey, four-bedroom detached family home
- Located on a highly sought-after small development just off Sparken Hill
- Spacious and stylish open-plan kitchen/diner with integrated appliances
- Elegant master bedroom with dressing area and ensuite shower room
- Contemporary family bathroom plus additional shower room
- Bright and welcoming living room and downstairs WC
- Private enclosed garden with lawn and paved patio area
- Driveway parking for several vehicles leading to a garage
- Close to excellent schools, Worksop town centre, and superb A1 & M1 commuter links



## ENTRANCE HALLWAY

Accessed via a composite front entrance door, the welcoming hallway features a central heating radiator, a sleek staircase leading to the first and second floors, and high-quality Karndean flooring. Doors lead off to the open-plan kitchen/diner, living room, and a convenient downstairs WC.

## OPEN PLAN KITCHEN DINER

A spacious and light-filled kitchen/diner, offering a contemporary atmosphere. The kitchen is fitted with a range of high-gloss wall and base units, complemented by stylish work surfaces. The space incorporates a stainless steel sink unit with a mixer tap, a built-in electric double oven, a gas hob with an electric extractor fan above, and integrated appliances including a fridge/freezer and dishwasher. A side-facing UPVC double-glazed window provides natural light, while a door leads to the utility room. The Karndean flooring seamlessly flows into the dining area, which features a front-facing UPVC bay window, additional side-facing UPVC double-glazed windows, and French doors leading to the private rear garden. A central heating radiator adds warmth to the room.

## LIVING ROOM

A charming living room with front and side-facing UPVC double-glazed bay windows, allowing plenty of natural light to flood the space. Two central heating radiators ensure the room remains cosy.

## DOWNSTAIRS WC

This convenient WC comprises a low-level flush WC and a

small pedestal hand wash basin with a tiled splashback. A central heating radiator adds comfort, and the Karndean flooring continues from the hallway.

## SECOND FLOOR LANDING

A stylish landing with a quality spindle balustrade and a side-facing UPVC double-glazed window. Double doors open to a cylinder cupboard, and a central heating radiator provides warmth. Stairs lead to the third-floor landing, and doors open to two bedrooms and the family bathroom.

## MASTER BEDROOM

An elegant master bedroom with a front-facing UPVC double-glazed window that offers an abundance of light. The room features a central heating radiator, a door leading into the ensuite shower room, and a beautiful dressing area with a range of fitted wardrobes and space for a dressing table.

## EN-SUITE SHOWER ROOM

A luxurious suite featuring a double walk-in shower with a mains-run shower, a pedestal hand wash basin, and a low-level flush WC. The room is partially tiled to the walls with a stylish tile-effect vinyl floor. Additional features include a towel radiator, shaving point, electric extractor fan, and a side-facing obscure UPVC double-glazed window.

## BEDROOM TWO

A generously sized second double bedroom, with a front-facing UPVC double-glazed window and a central heating radiator.

## FAMILY BATHROOM

A contemporary three-piece suite in white, comprising a panelled bath, a pedestal hand wash basin, and a low-level flush WC. The room is partially tiled to the walls, with a tile-effect vinyl floor. Further features include a towel radiator, electric extractor fan, and a side-facing obscure UPVC double-glazed window.

## THIRD FLOOR LANDING

This landing is illuminated by a front-facing UPVC double-glazed window and a rear-facing Velux window, with a central heating radiator to ensure warmth. Quality spindle balustrades line the staircase, and doors lead to two additional bedrooms and a modern shower room.

## BEDROOM THREE

A well-proportioned third double bedroom, featuring a front-facing UPVC double-glazed window and a central heating radiator.

## BEDROOM FOUR

A versatile fourth bedroom, currently utilised as a home office. It features a front-facing UPVC double-glazed window and a central heating radiator.

## SHOWER ROOM

A contemporary shower room comprising a walk-in shower unit with a mains-run shower, a pedestal hand wash basin, and a low-level flush WC. The room is partially tiled to the walls, with a tile-effect vinyl floor. Additional features include a towel radiator, electric extractor fan, and a rear-facing Velux window.

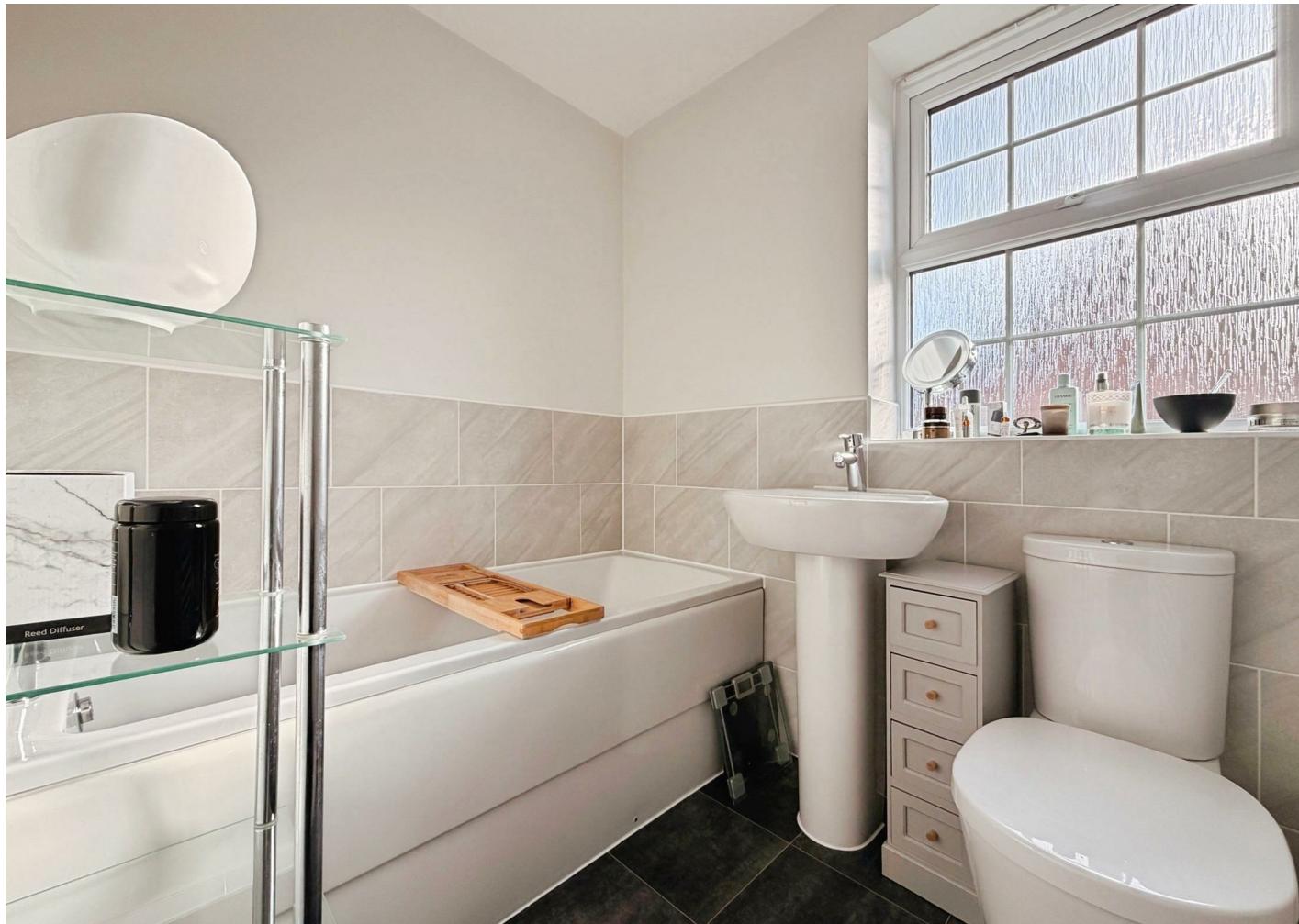
## EXTERIOR

The property boasts an attractive, low-maintenance front garden, with a driveway providing parking for several vehicles and access to the garage. To the side of the property, a well-kept private garden features a main lawn, a paved patio seating area, outdoor lighting, power and a water tap, creating an ideal space for relaxation and entertainment.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

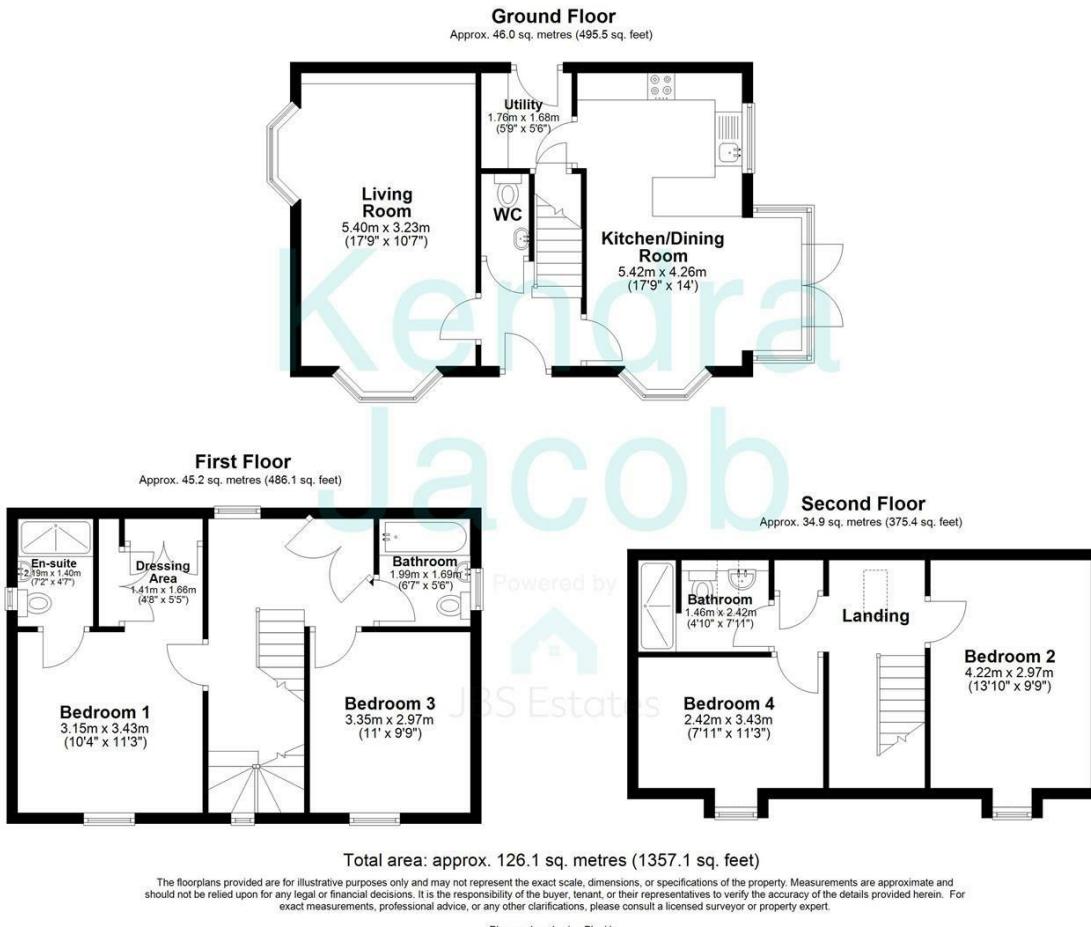
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1357.00 sq ft

**Tenure** – Freehold





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

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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