MELLOR & BEER
Estate Agents

51 Bridge Street, Worksop, Notts. S80 1DA

32 Scholars Place, Worksop



• 4 Bedroomed Detached Family Home
• Premier Residential Location
• Expansive Dining Kitchen
• South Facing Enclosed Rear Gardens
• No Upward Chain

Situated in the premier residential location of Sparken Hill, this substantial four-bedroom detached family residence offers well-proportioned accommodation arranged over two floors. The property is offered with the benefit of vacant possession and no upward chain. A welcoming entrance hall, featuring half-panelled walls, provides access to the principal ground floor rooms, including a formal lounge, a separate study, and a ground floor WC. The heart of the home is the expansive dining kitchen, which is comprehensively fitted and opens out to the garden, complemented by a practical, separate utility room. To the first floor, a central landing leads to four bedrooms, including a master with en-suite facilities, and a well-appointed four-piece family bathroom. Externally, the property benefits from a driveway, a detached single garage, and a private, enclosed south-facing rear garden.

£ 400,000

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Ground Floor

Entrance Hallway
With half-panelled wall, stairway to the first floor, and under-stairs storage cupboard.

Ground Floor WC
WC and wash hand basin set in a vanity unit.

Lounge
5.9m x 3.7m (19'4" x 12'2")

An attractive bay window to the front elevation. Two central heating radiators.



Study
2.89m x 2.34m (9'6" x 7'8")

A central heating radiator.

Dining Kitchen
6.1m x 4.3m (20'0" x 14'1")

A comprehensive range of fitted units in a high-gloss cream finish with contrasting fitted work surfaces. One and a half bowl stainless steel sink unit with mixer tap. Built-in AEG double oven, six-ring AEG gas hob with a glazed splashback and fitted extractor fan above. Fitted dishwasher and fitted fridge freezer. Inset ceiling lighting. A central heating radiator.



Utility Room
2.5m x 1.57m (8'2" x 5'2")

Fitted cupboard housing the Logic Heat 18 gas central heating boiler, roll-top work surfaces with a fitted stainless steel sink unit, and a rear entry door. A central heating radiator.



First Floor

Landing
With loft access hatch and fitted pressurised cylinder tank.

Bedroom 1
3.95m x 3.72m (13'0" x 12'2")

With a range of fitted, built-in wardrobes.



En-Suite Shower Room

With a full-width shower, WC and hand basin set in a vanity unit. A stainless steel towel rail.



Bedroom 2
4.06m x 2.91m (13'4" x 9'7")

A central heating radiator.



Bedroom 3
3.73m x 3.08m (12'3" x 10'1")

With fitted wardrobe. A central heating radiator.



Bedroom 4
3.07m x 2.28m (10'1" x 7'6")

A central heating radiator.

Family Bathroom

A four-piece suite comprising a panelled bath, walk-in shower enclosure, low-flush WC, and a hand basin set in a vanity unit. Tiled splashbacks to the bath and an extractor fan. A stainless steel towel rail.

Outside

Driveway and Garage

There is a driveway to the side of the property providing parking for several vehicles and an EV charging point, leading to the detached single garage. The garage measures **5.24m x 2.93m (17'2" x 9'7")** with power and light laid on.

Rear Garden

The property has a south-facing rear garden with a patio area and lawn. The garden is fully enclosed and features an outside tap and a garden shed.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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