



25 Sparken Hill, Worksop

£450,000 Freehold

Detached Period Family Home • Beautiful Tudor-Style Frontage With Excellent Kerb Appeal • Four Double Bedrooms Arranged Over Three Floors • Wealth Of Original Character Features Throughout • Two Bathrooms And Separate WC • Elegant Reception Rooms With Large Bay Windows • Rare Opportunity To Acquire A Home Of Significant Character And Scale



Occupying a generous plot within one of Worksop's most prestigious and sought-after residential locations, this substantial detached family home on Sparken Hill offers an exceptional opportunity to acquire a property of significant character, charm and scale. Boasting an attractive Tudor-style frontage and approached via a long private driveway, the property enjoys excellent kerb appeal and a commanding presence within this highly regarded address.

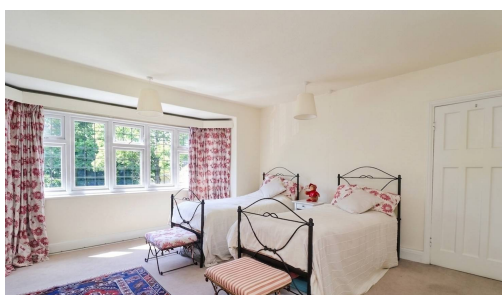
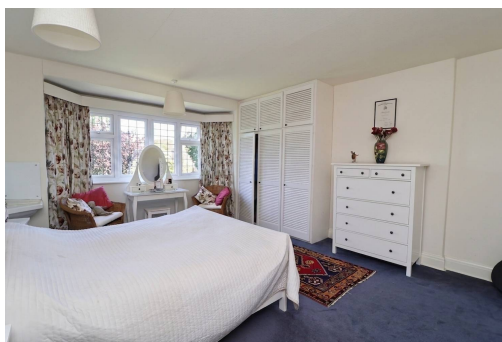
The accommodation extends across three floors and retains a wealth of original period features, including beautiful staircases, original internal doors, deep skirting boards, decorative coving and feature fireplaces. The ground floor offers two impressive reception rooms with large bay windows, alongside a bespoke oak kitchen, whilst the upper floors provide four generous bedrooms, two bathrooms and excellent storage facilities.

Externally, the property benefits from a detached garage, ample parking and a magnificent mature rear garden of exceptional length, featuring



Council Tax band: F

Tenure: Freehold





Entrance Hall

12' 9" x 10' 4" (3.89m x 3.15m)

A welcoming entrance hall accessed via a feature entrance door with glass side window. The hall provides access to the principal ground floor accommodation and showcases the character of the property with attractive original woodwork and an impressive staircase rising to the first floor.

Living Room

16' 2" x 13' 11" (4.92m x 4.24m)

A beautifully presented front-facing reception room of excellent proportions, featuring a large bay window which allows plenty of natural light into the space. The room retains lovely period character with decorative coving, deep skirting boards and a feature fireplace,

Master Bedroom

16' 2" x 13' 11" (4.92m x 4.24m)

A superb double bedroom of generous proportions enjoying a pleasant rear aspect. The room benefits from fitted wardrobes and ample space for additional bedroom furniture, creating a comfortable and relaxing principal suite.

Bedroom 2

14' 9" x 13' 5" (4.50m x 4.09m)

A spacious double bedroom featuring a large bay window and excellent floor space for a range of bedroom furnishings. A bright and airy room with attractive outlooks.

Bedroom 4

10' 0" x 9' 10" (3.05m x 2.89m)



Entrance Hall

12' 9" x 10' 4" (3.89m x 3.15m)

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Living Room

16' 2" x 13' 11" (4.92m x 4.24m)

A beautifully presented front-facing reception room of excellent proportions, featuring a large bay window which allows plenty of natural light into the space. The room retains lovely period character with decorative coving, deep skirting boards and a feature fireplace, creating an elegant yet comfortable main living area.

Dining Room

14' 9" x 13' 5" (4.50m x 4.09m)

A beautifully proportioned reception room featuring a decorative fireplace, high ceilings and a large bay window with French doors opening onto the rear garden. The room provides ample space for a substantial dining table and enjoys attractive views across the garden, making it ideal for both family dining and entertaining.

Kitchen

12' 9" x 10' 1" (3.89m x 3.07m)

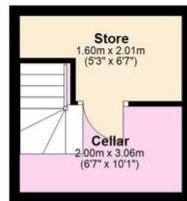
A bespoke pine kitchen fitted with a comprehensive range of handcrafted wall and base units with complementary work surfaces, providing ample storage and preparation space. While the kitchen would now



GARDEN

The property is approached via a long driveway providing ample off-road parking and access to the detached garage. Occupying a generous and established plot, the rear garden is a particular feature of the home, offering an impressive expanse of lawn complemented by mature trees, established shrubs and well-stocked borders. Enjoying an excellent degree of privacy, the garden provides a wonderful space for families, outdoor entertaining and keen gardeners alike. The detached garage offers additional parking, storage or workshop potential, further enhancing the practicality of this substantial family home. The combination of the extensive garden, generous plot and prime Sparken Hill location creates a rare opportunity to acquire a property with both character and outstanding outdoor space.

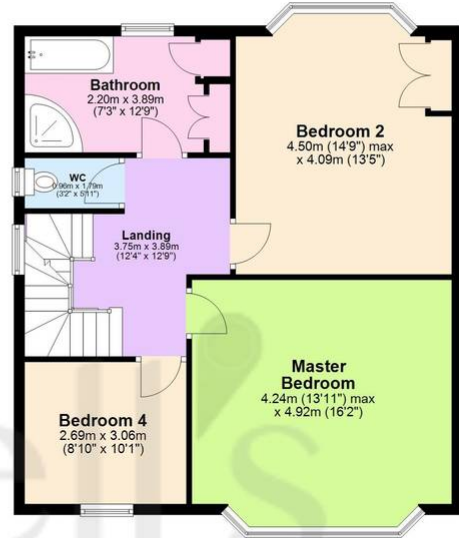
Basement
Approx. 10.2 sq. metres (109.6 sq. feet)



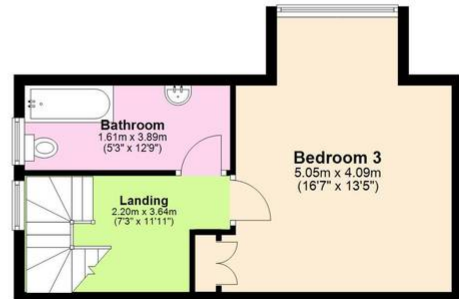
Ground Floor
Approx. 65.5 sq. metres (705.0 sq. feet)



First Floor
Approx. 72.5 sq. metres (780.0 sq. feet)



Second Floor
Approx. 32.0 sq. metres (344.6 sq. feet)



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