



## 1 SPARKEN HILL WORKSOP, S80 1AX

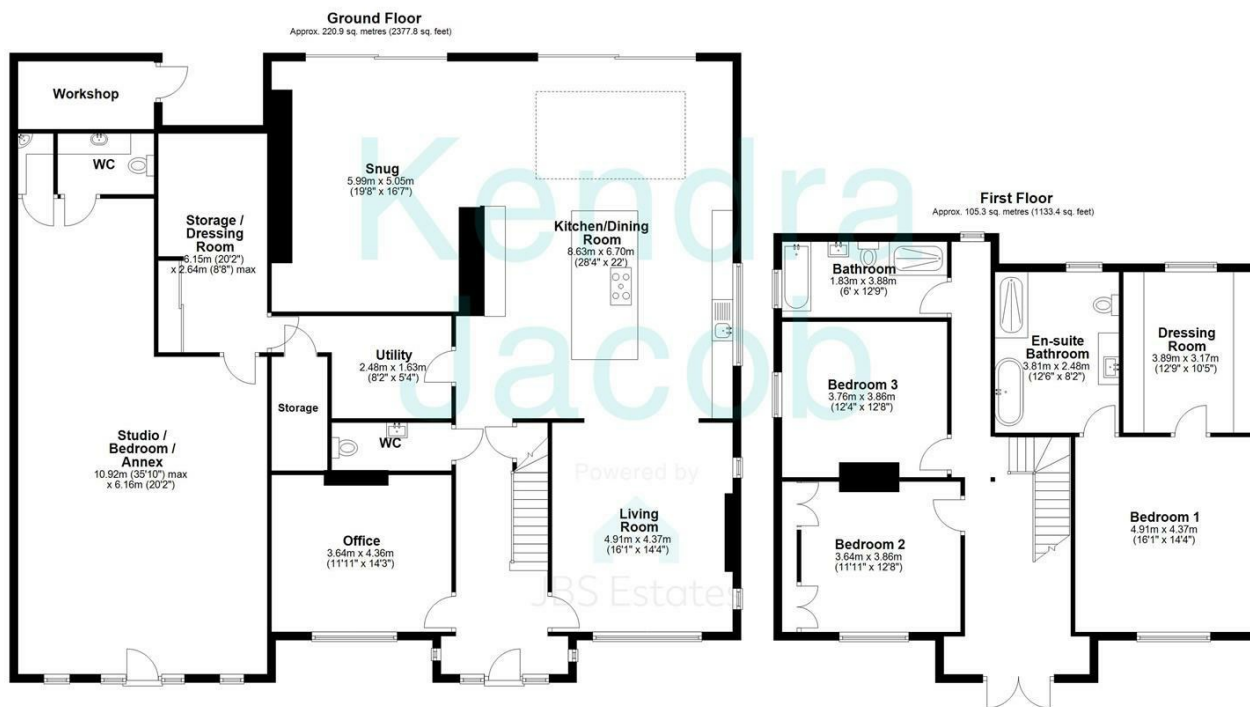
**£735,000**  
**FREEHOLD**

\*\*\*\*\* GUIDE PRICE: £735,000 - £765,000 \*\*\*\*\*

### NO ONWARD CHAIN

This exceptional property, situated in the most prestigious area of Worksop, has been extended and modernised to the highest of standards. Featuring a state-of-the-art smart system that controls lighting, music, and heating, the home also benefits from separate heating zones for optimal comfort and efficiency. The luxurious and contemporary design is evident throughout, with high-spec finishes, an open-plan kitchen and living area, and a self-contained studio offering versatile accommodation options. The property also boasts extensive gardens, ample parking, and a prime location, making it a truly remarkable home.

**FINE & COUNTRY**



Total area: approx. 326.2 sq. metres (3511.3 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 78                      | 82        |
| (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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