



A modern property that boasts a generous plot of approximately 0.7 acres

Sparken Hill House, Worksop College, Cuthberts Avenue, Worksop, Nottinghamshire

Leasehold (998 years remaining)





A truly unique location • Versatile accommodation • Three reception rooms • Breakfast kitchen, utility and cloaks • Six bedrooms • Bathroom & shower room • Parking for numerous vehicles & two garages • Landscaped grounds of approximately 0.7 acres

Local Information

Sparken Hill House nestles in arguably one the most desirable residential locations in Worksop, just a short walk from the town and accessed off the main drive to the well renowned Worksop College with an avenue of mature trees flanking the driveway.

Worksop is located in North Nottinghamshire in an area with a wide range of leisure opportunities. The Chesterfield canal passes through the town which offers walks in a rural environment, and a short distance away is the National Trust run Clumber Park.

The Town has a wide range of everyday amenities, and is within easy reach of Meadowhall shopping centre in Sheffield, which is around 17 miles away. Worksop College and Ranby House offer highly regarded private education.

The commuter is well served by easy access to the motorway network, the A1, M1 and M18 are all within 10 miles. Retford (10 miles) offers a high speed rail link into London Kings Cross which takes from 1 hour 21 minutes.

About this property

A unique opportunity to purchase a detached family home that nestles on the fringe of the school grounds of Worksop College.

Ground Floor - Front entrance door opening to:

Reception hall, radiator and a central staircase that leads to the first floor landing. Doors leading off to:

Family Room/Snug, double glazed window to the side elevation, two radiators, window and door to the rear elevation.

Sitting Room, double glazed window and door to the rear elevation, feature stone fireplace with inset gas coal effect fire and opening through to:

Dining room, double glazed window to the rear elevation, radiator and serving hatch through to the kitchen.

Downstairs Cloaks, cloakroom area, low level WC and wash hand basin.

Breakfast Kitchen, base and wall units with work surfaces incorporating stainless steel sink unit, double glazed window to the side elevation, ceramic hob with cooker hood above, electric oven, combination oven, kickspace floor heater, breakfast bar and plumbing for dishwasher.

Utility Room, plumbing for a washer and a door to the side elevation.



First Floor - Landing, double glazed window to the front elevation. Doors leading off to:

Principal Bedroom, double glazed windows to both the side and rear elevations, radiator, fitted wardrobes and leading through to a generous dressing room/potential en suite which has window to the side elevation and access to further eaves storage space.

Bedroom 2, windows to both the rear and side elevations and fitted wardrobes.

Bedroom 3, window to side elevation and fitted wardrobes and access to eaves storage.

Bedroom 4, window to rear elevation.

Bedroom 5, window to rear elevation with fitted wardrobes.

Bedroom 6, window to rear elevation and fitted wardrobes.

Family Bathroom, panelled bath, wash hand basin and window to the side. Separate WC with a low level WC and window to the rear.

Shower Room, with double width shower cubicle, wash hand basin, low level WC and two windows to the front elevations.

Outside - To the front, the property is approached off the main drive to Worksop College. Private driveway leads up to Sparken Hill House with front gardens laid mainly to lawn and access to the two garages to the front elevation. The driveway

provides car standing for numerous vehicles and has a useful turning circle.

Rear gardens are laid mainly to lawn with flower borders and a variety of mature trees and shrubs and a generous patio area. The property sits in a generous plot approaching approximately 0.77 acres.

Tenure

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Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.

Telephone:

+44 (0) 115 934 8020.





Sparken Hill House, Worksop College, Cuthberts Avenue, Worksop, Nottinghamshire, S80
Gross Internal Area 2712 sq ft, 252 m²

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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
		71
	29	
England, Scotland & Wales		
EU Directive 2002/91/EC		

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