

FOR
SALE



25 Avon Way, Worksop, Nottinghamshire S81 7LB

£285,000 - Freehold

78, Bridge Street, Worksop, S80 1JA 01909 509001 info@bartropanddilks.co.uk



PROPERTY SUMMARY

Set within a highly sought-after and established residential area, and tucked away in a desirable cul-de-sac position, this well-presented and attractively decorated four-bedroom extended detached family home offers spacious and versatile accommodation. Benefitting from gas-fired central heating and UPVC double glazing, an internal inspection is highly recommended to fully appreciate the property. The accommodation briefly comprises a welcoming entrance hallway, leading through to a comfortable lounge featuring a decorative fireplace with electric fire. A separate dining room—formerly the garage—provides a flexible space ideal for formal dining, a playroom, or home office. To the rear, the property has a generous breakfast kitchen, fitted with a good range of wall and base units, incorporating a gas hob, separate electric oven, and extractor. An archway leads through to a UPVC double-glazed conservatory, which enjoys excellent natural light and features two sets of French doors—one opening onto the rear garden and the other onto a dedicated side barbecue and entertaining area. Additional ground floor accommodation includes a utility room, rear lobby, and a convenient downstairs cloakroom. To the first floor, the landing leads to four bedrooms, with the principal bedroom benefitting from a good range of fitted wardrobes. The family bathroom is fitted with a suite including a bath with electric shower over. Externally, the property enjoys gardens to both the front and rear. The rear garden is particularly attractive—well-established and thoughtfully laid out with lawn, planted borders, a variety of shrubs, and a patio area. There is also a dedicated barbecue and outdoor entertaining space, along with a garden shed and greenhouse. To the front, a double-width driveway provides ample off-road parking.



POINTS OF INTEREST

- *Viewing Highly Recommended*
- *Well Presented and Attractively Decorated*
- *Four Bedroom Extended Detached*
- *Tucked Away in Sought After Area*
- *Two Reception Rooms & Conservatory*
- *Gas Central Heating and uPVC Double Glazed*
- *Double Width Driveway*
- *Attractive Well Stocked Gardens*
- *Utility Room and W.C*
- *Of Interest Growing Families*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Entrance hallway with front entrance door, understairs storage cupboard, staircase rising to the first floor, central heating radiator, and archway leading through to the dining room.

Lounge 4.75m x 3.67m (15' 7" x 12' 0")

The lounge features a fireplace with electric fire, a front-facing window, and a central heating radiator.

Dining Room 3.85m x 2.41m (12' 8" x 7' 11")

The dining room, converted from the former garage, has a front-facing window and central heating radiator.

Breakfast Kitchen 5.73m x 2.72m (18' 10" x 8' 11")

The breakfast kitchen is fitted with a good range of wall and base units with complementary work surfaces, a bowl-and-a-half sink unit with mixer tap, plumbing for a dishwasher, spotlighting to the ceiling, ceramic tiled flooring, two rear-facing windows, gas hob with extractor above, separate electric oven, and central heating radiator. An archway leads through to the conservatory.

Conservatory 6.67m x 2.99m (21' 11" x 9' 10")

The conservatory is of uPVC double-glazed and brick-built construction, with a central heating radiator, rear-facing French doors opening onto the patio and garden, and front-facing French doors leading to a barbecue and entertaining area.

Rear Lobby

A rear lobby provides access to the rear garden and a double storage cupboard.

Utility Room 2.51m x 1.31m (8' 3" x 4' 4")

The utility room has fitted units, a wall-mounted gas fired central heating boiler, plumbing for an automatic washing machine, and waste connection.

Cloakroom

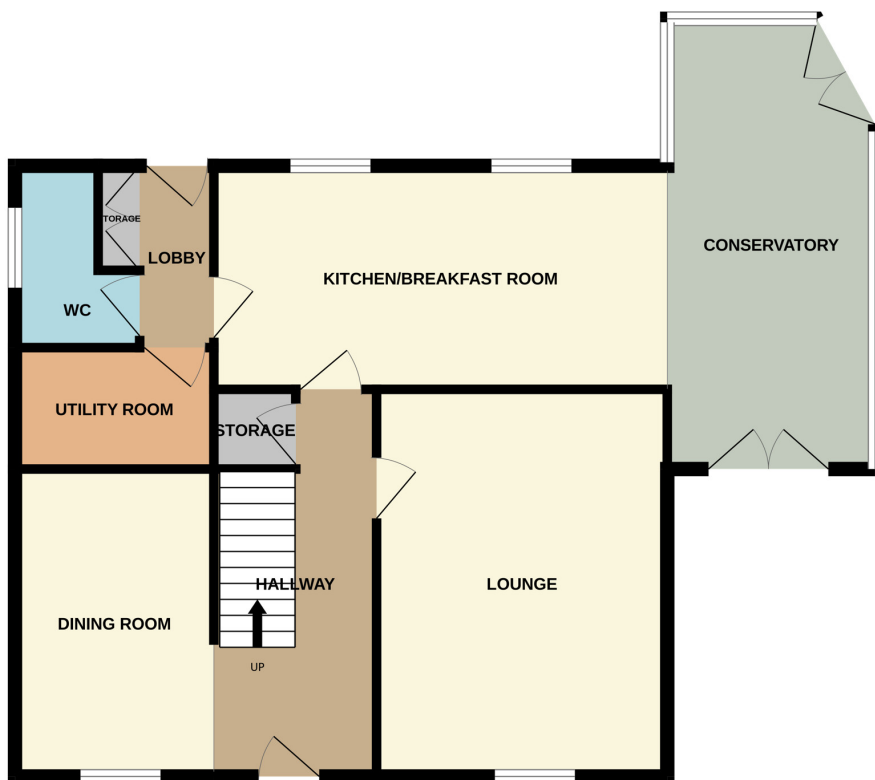
The L-shaped ground floor WC is fitted with a wash hand basin, low-flush WC, heated towel rail, and side-facing window.

ROOM DESCRIPTIONS





GROUND FLOOR



1ST FLOOR

