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FOR SALE

£375,000

19 Avocet Grove, Gateford, Worksop, Nottinghamshire. S81 8UQ



Only by viewing can the prospective purchaser fully appreciate this immaculate, well presented and decorated four bedroom extended detached home that has gas central heating and uPVC double glazed windows. Being much improved by the current owners and extended to provide three receptions rooms, the property has a high standard of fixtures and fittings and is also set on a most generous sized plot with gardens to three sides, ample driveway and detached double garage. Tucked away in a cul de sac location, within this much sought after area that is ideally placed for the M1 and A1 motorway networks, the accommodation in brief comprises of; entrance hallway, W.C, lounge, extended dining kitchen with an excellent range of fitted units, home office/play room being the former single integral garage, rear sitting room that overlooks the stunning gardens. utility room. On the first floor; landing, four bedrooms, bedroom one with fitted wardrobes and ensuite, family bathroom, The property is offered for sale within

Ground Floor

Entrance Hallway

With entrance door, stairs to the first floor, storage understairs, central heating radiator.

W.C

With a low flush w.c, wash hand basin, front facing window, tiling, central heating radiator.

Lounge 4.28m x 4.14m (14' 1" x 13' 7")

With side facing windows, front facing bay window, fire surround and gas fire, central heating radiator.

Home Office/Play Room 4.97m x 2.53m (16' 4" x 8' 4")

Being the former single integral garage with front facing window, central heating radiator.

Dining Kitchen 6.48m x 2.94m (21' 3" x 9' 8")

An excellent range of fitted wall and base units, worksurfaces, bowl and half sink unit with mixer tap, gas hob, electric oven and extractor, plumbing for an dishwasher, rear facing window, direct access to the sitting room, central heating radiator.

Sitting Room 3.94m x 3.36m (12' 11" x 11' 0")

Spot lighting to the ceiling, overlooks the rear garden with side facing French doors. central heating radiator.

Utility Room 2.12m x 1.50m (6' 11" x 4' 11")

With fitted wall and base units, worksurfaces, sink unit with mixer tap, side door, wall mounted gas fired central heating boiler, tiling, plumbing for an automatic washing machine.

First Floor

Landing

With storage cupboard and loft access.

Bedroom One 3.70m x 3.65m (12' 2" x 12' 0")

With two built in double wardrobes, front and side facing window, central heating radiator.

Ensuite

With a fitted shower cubicle and mains shower, wash hand basin with vanity unit, low flush w.c, central heating radiator, tiling, side facing window.

Bedroom Two 3.02m x 2.95m (9' 11" x 9' 8")

With a built in wardrobe, rear facing window, central heating radiator.

Bedroom Three 3.52m x 2.50m (11' 7" x 8' 2")

With a front facing window, central heating radiator, access to the eaves for storage.

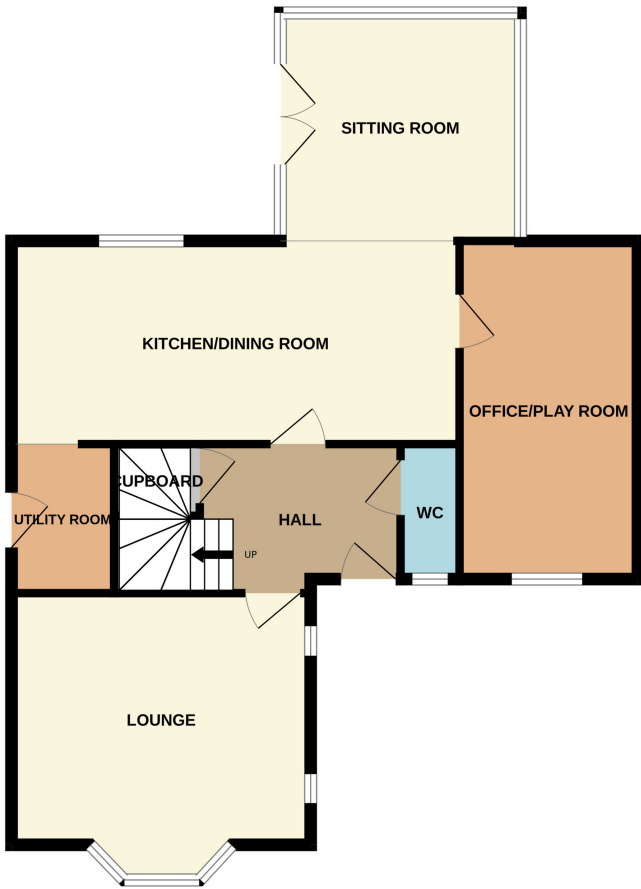
Bedroom Four 2.92m x 2.54m (9' 7" x 8' 4")

With a rear facing window, central heating radiator, access to the eaves for storage.

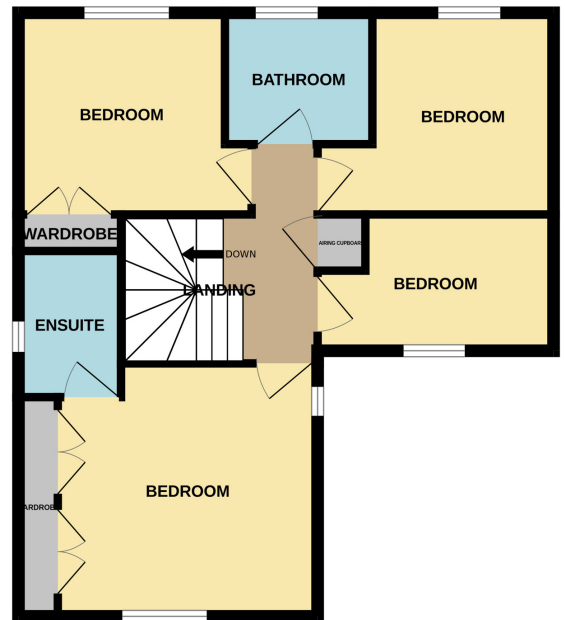




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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