

FOR
SALE



62 Hoades Avenue, Woodsetts, Worksop, Nottinghamshire S81 8QQ

£235,000 - Freehold



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PROPERTY SUMMARY

Offered for sale with no onward chain with an early viewing highly recommended, is this two-bedroom extended detached bungalow that presents an excellent opportunity for buyers looking to modernise. Benefiting from gas-fired central heating and UPVC double-glazed windows, the property occupies a pleasant position within this highly sought-after village location, enjoying attractive views over open farmland to the rear. Although requiring general upgrading and modernisation, the bungalow offers well-proportioned accommodation with excellent potential. In brief, the accommodation comprises a side entrance hallway, a spacious lounge with sliding patio doors opening into a conservatory, and a fitted kitchen providing access to the former garage—now converted into a useful home office, but equally suitable as an additional reception room or hobby space. There are two bedrooms, with the principal bedroom benefiting from a range of fitted wardrobes to one wall, and a bathroom fitted with a white suite. Externally, the property stands within attractive gardens to both the front and rear. The rear garden is particularly appealing, being well stocked and thoughtfully laid out, and enjoying open views over surrounding farmland. To the front, a driveway provides off-street parking for two to three vehicles. An excellent opportunity in a desirable location—ideal for those seeking a project with scope to create a lovely home.



POINTS OF INTEREST

- *No Chain Involved*
- *Highly Sought After Village*
- *In Need of General Modernisation & Updating*
- *Two Bedroom*
- *Extended Detached Bungalow*
- *Gas Central Heating and uPVC Double Glazed*
- *Conservatory*
- *Garage Conversion*
- *Views Over Farming Land*
- *Ample Parking*



ROOM DESCRIPTIONS

Accommodation

Entrance Hallway

Accessed via a side entrance door, providing access to the main living accommodation.

Lounge 5.08m x 3.54m (16' 8" x 11' 7")

A well-proportioned reception room featuring a fire surround with inset gas fire, central heating radiator, and rear-facing sliding patio doors leading through to the conservatory.

Conservatory 3.41m x 3.12m (11' 2" x 10' 3")

Constructed of UPVC double glazing, enjoying views over the rear garden, with side-facing French doors opening onto the patio area—ideal for relaxing or entertaining.

Kitchen 3.40m x 2.64m (11' 2" x 8' 8")

Fitted with a range of wall and base units with complementary work surfaces, incorporating a one-and-a-half bowl sink unit with mixer tap. There is a built-in gas hob with extractor hood above and electric oven, along with plumbing for an automatic washing machine. A rear-facing window provides natural light, and a door leads through to the former garage.

Home Office/Reception Room 4.89m x 2.78m (16' 1" x 9' 1")

Converted from the former garage, this versatile space is currently used as a home office but would lend itself well as an additional reception room, hobby room, or occasional bedroom. Having both front and rear-facing windows and a door providing access to the rear garden.

Bedroom One 4.03m x 3.06m (13' 3" x 10' 0")

A double bedroom fitted with a range of wardrobes to one wall, front-facing window, and central heating radiator.

Bedroom Two 3.17m x 2.54m (10' 5" x 8' 4")

A second bedroom with front-facing window and central heating radiator.

Bathroom

Fitted with a white suite comprising panelled corner bath with electric shower over, wash hand basin, and low flush WC. Complemented by tiled splashbacks and a side-facing window.

Outside

Gardens

The property benefits from gardens to both the front and rear. The rear garden is well laid out and attractively stocked, enjoying open views over surrounding farmland. Features include a patio seating area, planted borders with a variety of shrubs, and a garden shed.

Driveway

To the front, a driveway provides off-street parking for approximately two to three vehicles.

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GROUND FLOOR

