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FOR SALE

£285,000

Avon Way, Worksop, Nottinghamshire. S81 7LB



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

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.

First Floor

Landing

To the first floor, the landing provides access to the loft space and benefits from a useful built-in storage cupboard, with doors leading to all bedrooms.

Bedroom One 3.55m x 3.01m (11' 8" x 9' 11")





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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