

FOR
SALE



20 Denbigh Avenue, Worksop, Nottinghamshire S81 7SZ

£310,000 - Freehold



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PROPERTY SUMMARY

Offered for sale with no chain being involved with an early viewing being highly recommended is this generous sized, five bedroom detached family home that has gas central heating and uPVC double glazed windows. Being set within this much sought after area, the accommodation comprises of; entrance hallway, W.C, lounge with French doors to the side garden, modern fitted dining kitchen with high gloss units, range cooker, integrated appliances and central Island. On the first floor; landing, three bedrooms, bedrooms one and two both with built in wardrobes and ensuites, family bathroom. On the second floor, two further bedrooms and a Jack and Jill shower room. Outside; enclosed side garden, driveway and garage conversion ideal for a home office. Viewing advised.

POINTS OF INTEREST

- *No Chain Involved*
- *Generous Family Accommodation*
- *Five Bedroom Detached*
- *GFCH and uPVC DG*
- *Three Bathrooms*
- *Delightful Modern Dining Kitchen*
- *Driveway*
- *Garage Conversion*
- *Versatile Accommodation*
- *Sought After Area*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

With tiled floor, central heating radiator, stairs to the first floor.

W.C

With a low flush w.c, wash hand basin, rear facing window,

Lounge 6.87m x 3.32m (22' 6" x 10' 11")

With a front facing window, side facing French doors, two central heating radiators.

Dining Kitchen 6.99m x 3.96m (22' 11" x 13' 0")

A modern high gloss fitted kitchen with wall and base units, worksurfaces, sink unit with mixer tap, range cooker with extractor above, integrated washing machine and dishwasher, central Island, enclosed boiler, front and two side facing windows, rear door, tiling, two central heating radiators.

First Floor

Landing

With access to the second floor, cylinder airing cupboard.

Bedroom One 5.40m x 3.24m (17' 9" x 10' 8")

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

Ensuite

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

Bedroom Two 3.43m x 3.39m (11' 3" x 11' 1")

With a built in double wardrobes, front facing window, central heating radiator.

Ensuite

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

Bedroom Three 2.75m x 2.49m (9' 0" x 8' 2")

With a side facing window, storage, central heating radiator.

Second Floor

Landing

Bedroom Four 4.60m x 3.45m (15' 1" x 11' 4")

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

Jack & Jill Ensuite

With a shower cubicle and mains shower unit, wash hand basin, low flush w.c, rear facing velux window, tiling, central heating radiator.

Bedroom Five 4.40m x 3.32m (14' 5" x 10' 11")

With a built in double wardrobe, front facing dormer window, central heating radiator.

Outside

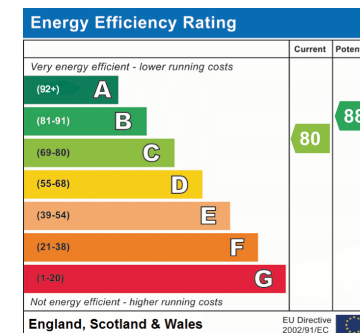
Side Garden

Enclosed side lawned garden. Garden path to the rear.

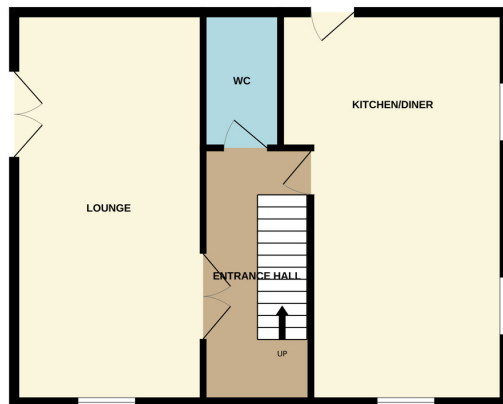
Driveway

Garage Conversion 5.19m x 2.60m (17' 0" x 8' 6")

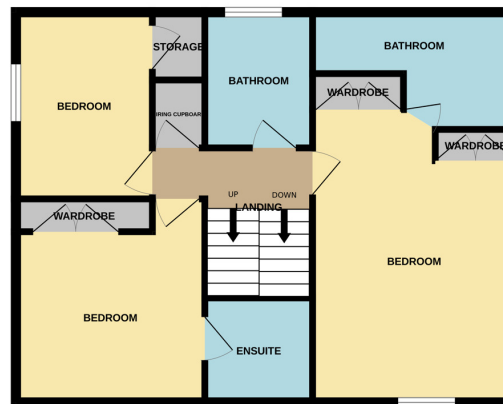
With electric light and power laid on, side french doors. Ideal for a home office.



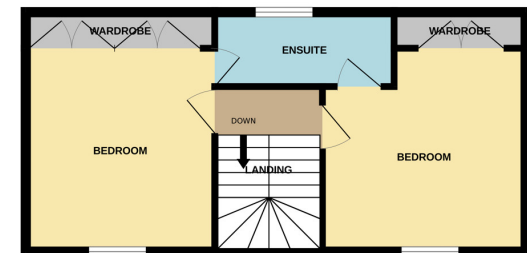
GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1693 sq.ft. (157.3 sq.m.) approx.

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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