

FOR
SALE



6 Broomhill Avenue, WORKSOP S81 7QP

£360,000 - Freehold



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

PROPERTY SUMMARY

Offered for sale within our Signature Range and set on this highly desirable development on the Gateford Estate is this well presented and decorated four bedroom executive detached home that has gas central heating and uPVC double glazed windows. Early viewing is essential to fully appreciate the quality of the fixtures and fittings on offer. Being much improved by the current owners the accommodation in brief comprises of; entrance hallway with bespoke oak staircase, lounge leading through to the sitting room, dining room, quality high gloss fitted kitchen with integrated five ring gas hob, double oven, microwave, fridge, freezer and dishwasher, utility room and W.C. On the first floor; landing, four bedrooms, bedroom one with a fine range of fitted wardrobes, refitted modern ensuite, delightful fitted modern bathroom suite. Outside; ample parking to the front, double garage. The rear garden is well laid out with patio and lawn plus backs on to woodland. Viewing is Most Highly Recommended.



POINTS OF INTEREST

- *Viewing Advised*
- *Four Bedroom Extended*
- *Executive Detached*
- *Gas Central Heating*
- *uPVC Double Glazed*
- *Double Driveway*
- *Double Garage*
- *High Standard*
- *Sought After Area*
- *Well Presented*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

With a bespoke oak staircase to the first floor, entrance door, herringbone solid oak flooring, double oak internal doors glazed doors to the lounge.

Lounge 21' 7" x 11' 8" (6.57m x 3.55m)

With a front facing bay window, coved ceiling, two central heating radiators, double glazed sliding patio doors to the rear garden, feature oak shelving and wall mounted T.V point, herringbone solid oak flooring.

Sitting Room 5.01m x 3.54m (16' 5" x 11' 7")

With spot lighting to the ceiling, rear French doors, central heating radiator, tiled floor.

Dining Room 12' 8" x 9' 6" (3.86m x 2.89m)

Square bay window to the rear elevation, coved ceiling and central heating radiator, wooden flooring opens directly to the kitchen.

Kitchen 10' 5" x 10' 3" (3.17m x 3.12m)

Re-fitted bespoke high gloss wall and base units, quartz worktops and splash backs, under pelmet and kickboard lighting, Neff double oven, Neff built in microwave, Neff five ring gas hob, Neff built in dishwasher along with built in double fridge and freezer combination with a door leading to the utility room.

Utility Room

Re-fitted, high gloss wall and base units, quartz worktops, plumbing for automatic washing machine and area for a tumble dryer.

W.C

With low W.C and wash hand basin, ladder central heating rail.

First Floor

Landing

With a loft access hatch, fitted airing cupboard and fitted storage cupboard.

Bedroom One 10' 4" x 9' 6" (3.15m x 2.89m)

Extensively fitted with wardrobes, drawers, high level cupboards, central heating radiator and radiator cover.

Ensuite

Stunning ensuite with double shower area and main shower, wash hand basin, low flush w.c, rear window, tiling.

Bedroom Two 12' x 9' 2" (3.65m x 2.79m)

With central heating radiator, fitted wardrobes and drawers, high level cupboards, central heating radiator and radiator cover.

Bedroom Three 10' x 9' 5" (3.04m x 2.87m)

With a central heating radiator.

Bedroom Four 8' 6" x 7' 2" (2.59m x 2.18m)

With a central heating radiator.

Bathroom

Re-fitted bath with shower over and glass screen, built in vanity wash hand basin, low flush w.c, complimentary tiles, central heating ladder rail.

Outside

Rear Garden

Gated entrance to the side leading to the neat, well presented rear garden. Two patio areas, lawn, well stocked borders and offering an attractive outlook to the wooded area beyond.

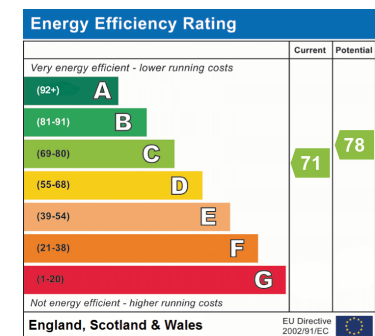
Driveway

Ample parking to the front.

Double Garage

With up and over remote access powered door, electric light and power laid on.

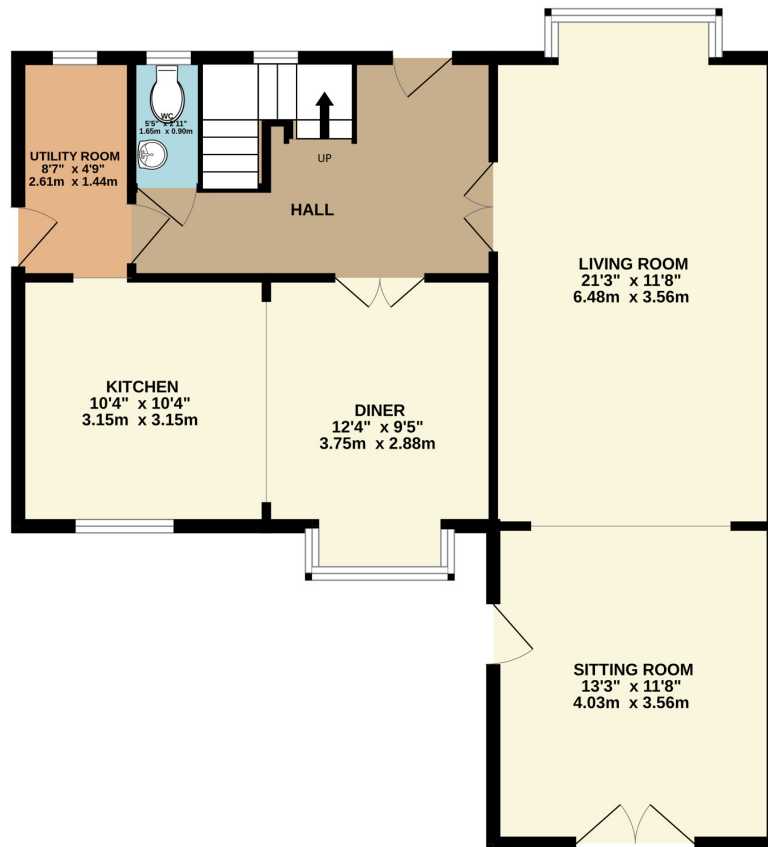
ROOM DESCRIPTIONS







GROUND FLOOR



1ST FLOOR

