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FOR SALE

£235,000

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



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

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

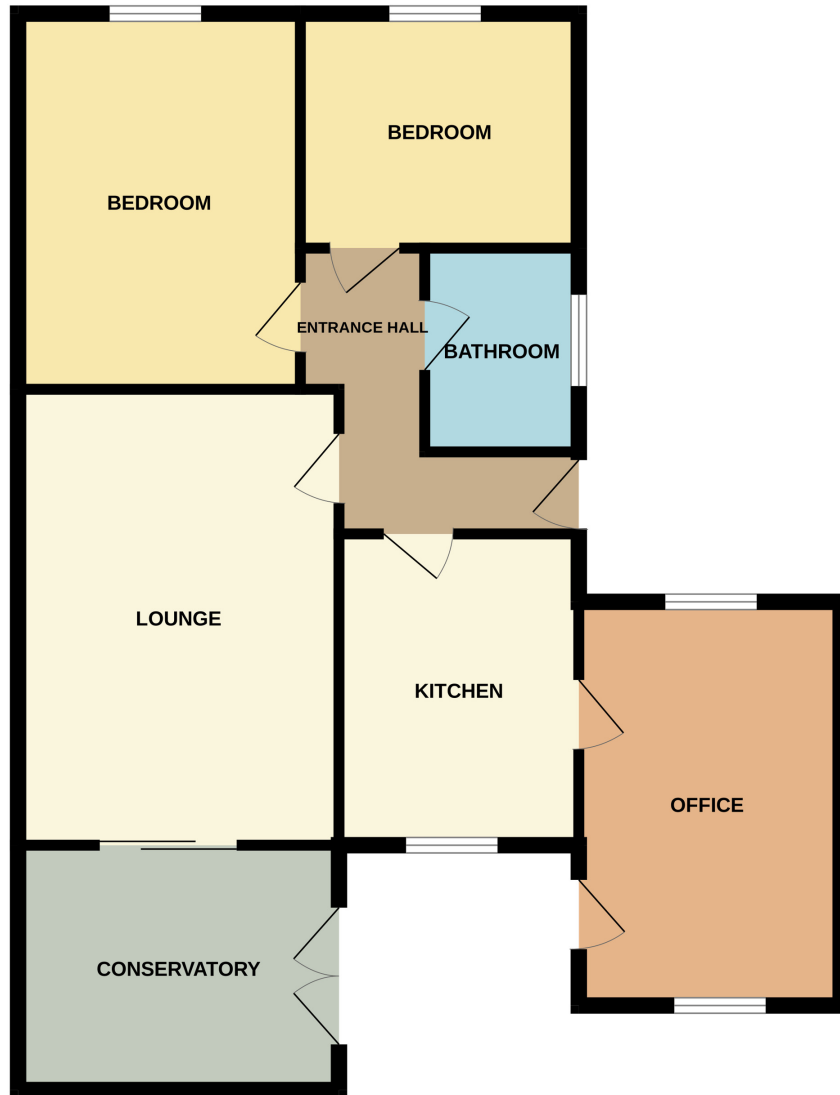
Gardens

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





GROUND 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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