



**17 Blackbird Avenue, Worksop  
Nottinghamshire S81 8WB**

**Guide price £370,000**

GUIDE PRICE £370,000 - £380,000

For sale is this five bedroom detached property with double garage and two ensuites, this property is located in a popular area of Gateford. In brief the property consists of; Entrance hall, downstairs w/c, lounge, dining room, kitchen, utility room giving access to the double garage with EV Charger. To the first floor are four bedrooms one with an ensuite and a family bathroom. To the second floor is another large bedroom with a second ensuite. Outside is a south facing rear garden mainly laid to lawn with a patio area and shed at the side of the property. To the front is a low maintenance front garden with parking for two cars. This property is immaculate throughout, with an abundance of storage. Viewings are advised to appreciate what this property has on offer.

- Five Bedroom Detached
- Two Reception Rooms
- CCTV Installed
- Double Garage
- South Facing Garden
- Immaculately Presented
- Two Ensuite Bedrooms
- Popular Residential Estate
- EV Charger

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## Ground Floor

### Entrance Hall

Composite Front door leading through to a spacious hallway, with carpeted floor, radiator, stairs to the first floor.

### Downstairs W/C

Low flush w/c, pedestal sink, Obscure side facing window, radiator, understairs storage.

### Lounge

17'3 x 12' (5.26m x 3.66m)

Upvc windows to the front and side elevation giving an abundance of natural light, Feature fireplace with surround, gas central heating radiator, spotlights to ceiling.

### Dining Room

12'10 x 9'5 (3.91m x 2.87m)

Upvc french doors leading onto the rear garden.

### Kitchen

12'9 x 11'9 (3.89m x 3.58m)

Matching wall and base units, various fitted appliances including integrated dishwasher, fridge and freezer, double fan oven, five ring gas hob with extractor above. breakfast bar area with seating, tiled floor. Upvc window to the rear elevation, leading through to the utility room.

### Utility Room

8' x 6'1 (2.44m x 1.85m)

Matching wall and base units, plumbing for washing machine and space for a dryer, access to the double garage. Upvc door leading onto the rear garden.

## First Floor

### Master Bedroom

17'10 x 11'10 (5.44m x 3.61m)

Upvc window to the front elevation, three double fitted wardrobes with hanging rails and shelving, decorative circular window to the front elevation.

### Ensuite One

Three piece bathroom suite consisting of double shower cubicle, vanity sink with draws, low flush w/c, fully tiled.

### Bedroom Two

12'7 x 9'5 (3.84m x 2.87m)

Double glazed window to the front elevation, double fitted wardrobes with shelves and hanging rail.

### Bedroom Three

11'4 x 9'5 (3.45m x 2.87m)

Upvc window to the rear elevation, double fitted wardrobes with shelves and hanging rail.

### Bedroom Four

9'2 x 8'11 (2.79m x 2.72m)

Upvc window to the rear elevation, gas central heating radiator.

### Family Bathroom

6'10 x 6'2 (2.08m x 1.88m)

Obscure Upvc window to the rear elevation, three piece bathroom suite which consists of bath with shower over, pedestal sink, low flush w/c.

## Second Floor

### Bedroom Five

16' x 13'2 (4.88m x 4.01m)

Upvc front elevation Dormer windows, Velux windows to the rear elevation, two built in double wardrobes with shelving and hanging rails and a storage cupboard.

### Ensuite two

Obscure Upvc window to the rear elevation, three piece bathroom suite which consists of shower enclosure with fitted shower, pedestal sink and low flush w/c.

## Outside

### Front Elevation

To the front of the property is a low maintenance artificial lawn area, double width driveway.

### Rear Elevation

Enclosed rear garden, mainly laid to lawn with various plants and shrubs, large patio area, iron panel fencing to the side and rear of the garden, side gate access and a garden shed.

### Garage

Integral double garage with electric roller doors.

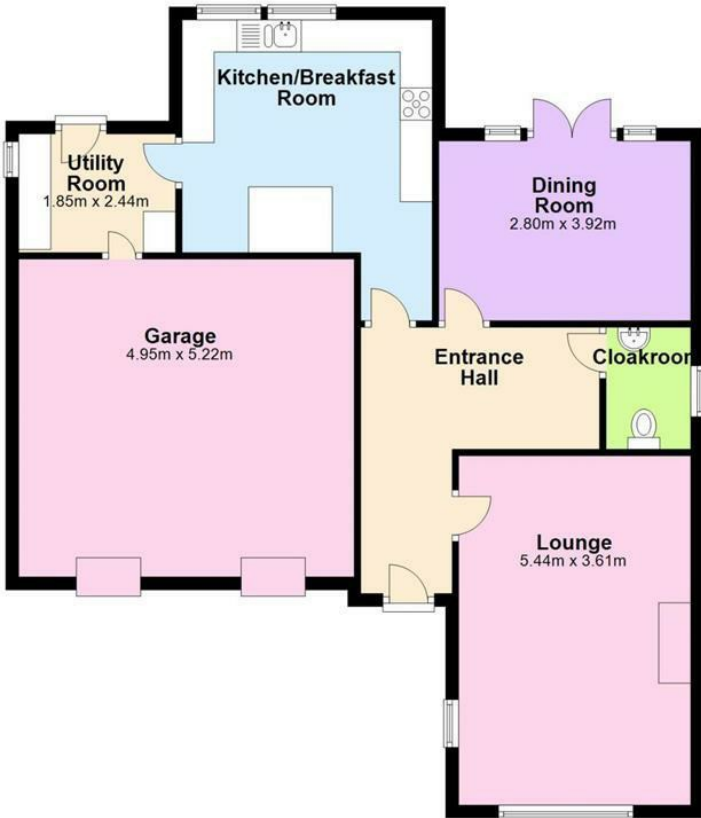


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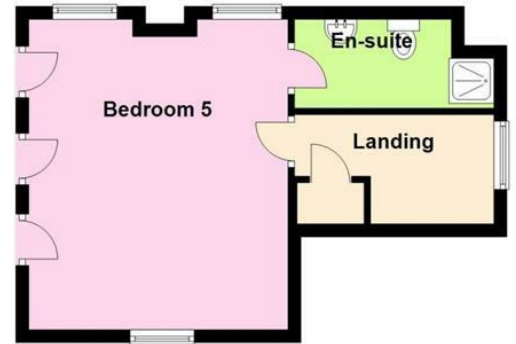




Ground Floor  
Approx. 91.8 sq. metres



Second Floor  
Approx. 29.0 sq. metres



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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