



**3 Denbigh Avenue, Worksop
S81 7SZ**

Guide price £335,000

GUIDE PRICE £335,000 - £345,000

Burrells are delighted to bring to the market this Five bedroom detached property located in close proximity to local schools and shops.

In brief the property consists of; Entrance hall giving access to the open plan kitchen with island, dual aspect lounge, downstairs w/c giving access to the stairs. To the first floor which has the Master bedroom with ensuite and fitted wardrobes, a further double bedroom with fitted wardrobes and ensuite and a family bathroom. To the second floor is two further double bedrooms with a jack and gill bathroom. To the outside is a fully enclosed rear garden with a detached garage.

This property has a lot to offer a large family, call us now to arrange a viewing.

- Detached Property
- Two Ensuities
- Secure Rear Garden
- Five Bedrooms
- Over 1700sq ft Of Living Space
- Viewing Available Now
- Bespoke Kitchen with Island
- Detached Garage

locating your ideal home



Ground Floor

Entrance Hall

Upvc door leading to the entrance hall , giving access to the open plan kitchen, dual aspect lounge, downstairs w/c, access to the stairs.

Open Plan Kitchen

22' x 13'2 (6.71m x 4.01m)

A beautifully fitted kitchen offering a range of high and low level units, island fitted, integrated appliances including induction hob with extractor hood, double electric oven, fridge and freezer. Upvc French doors leading onto the rear garden. Spotlights to the ceiling, central heating radiator

Dual Aspect Lounge

22'3 x 11'1 (6.78m x 3.38m)

Upvc window to the front elevation, gas central heating radiator Upvc French doors onto the rear garden.

Downstairs W/C

Obscure window onto the rear elevation, fully tiled downstairs w/c with low flush w/c with sensory flush, pedestal vanity sink.

First Floor

Master Bedroom

17'9 x 10'6 (5.41m x 3.20m)

Upvc window to the front elevation, fitted wardrobes with hanging rails and shelving, giving access to the ensuite

Ensuite

Obscure window to the rear elevation, fully tiled ensuite which comprises of enclosed shower, fitted vanity sink, low flush w/c.

Bedroom Two

11'1x 10'11 (3.38mx 3.33m)

Upvc window to the front elevation, fitted wardrobes with hanging rails and shelves, gas central heating radiator.

Ensuite

Obscure Upvc window to the front elevation, enclosed shower, pedestal sink and low flush w/c.

Family Bathroom

Three piece bathroom suite which consists of; enclosed bath with waterfall shower overhead, vanity sink with low flush w/c, chrome towel rail.

Bedroom Three

9'9 x 8'2

Upvc window to the rear elevation, fitted wardrobes, gas central heating radiator

Second Floor

Bedroom Four

12'6 x 10'11 (3.81m x 3.33m)

Upvc window to the front elevation, double fitted wardrobes with hanging space and shelves, gas central heating radiator, access to the jack and jill bathroom.

Bedroom Five

14'6 x 10'6 (4.42m x 3.20m)

Upvc window to the front elevation, fitted wardrobes with hanging rail and shelving, giving access also to the jack and jill shower room.

Jack & Jill Bathroom

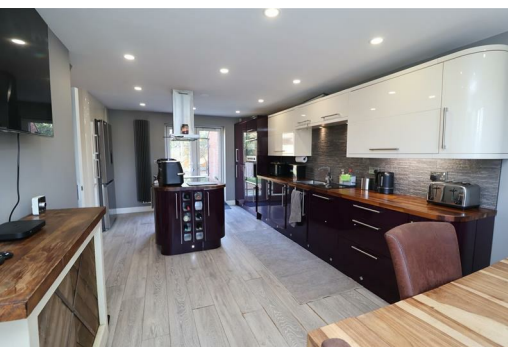
Obscure Velux window to the rear elevation, half tiled, fitted shower, pedestal sink, low flush w/c.

Rear Elevation

Landscaped rear garden, fully enclosed with access to the front via a side gate, artificial lawn, various seating areas with mature trees and shrubs.

Front Elevation

Driveway with parking for two cars leading to the detached garage with power and lighting. wrought iron fencing, path leading to the front door.



Tel: 01909 475111

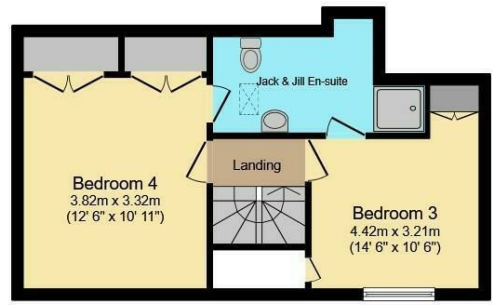




Ground Floor

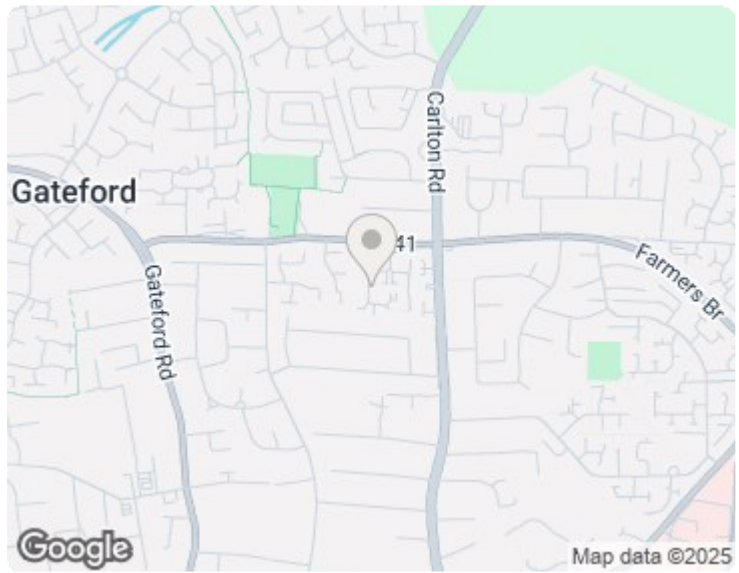
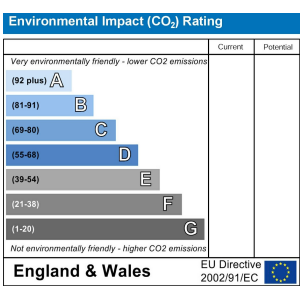
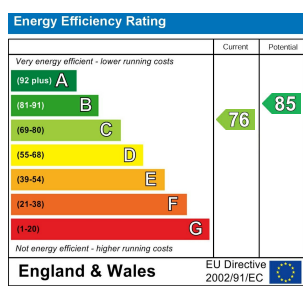


First Floor



Second Floor

Total floor area 150.2 m² (1,617 sq.ft.) approx



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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