

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

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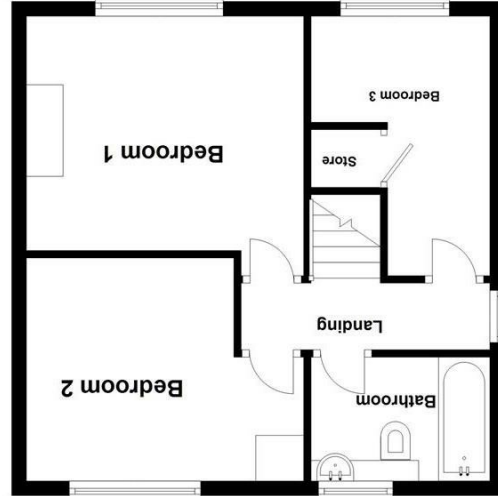
41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com



John Sankey
 Estate Agents

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.

Total area: approx. 90.0 sq. metres (968.9 sq. feet)



First Floor
 Approx. 40.1 sq. metres (432.0 sq. feet)



Ground Floor
 Approx. 49.9 sq. metres (536.9 sq. feet)



133 Robin Hood Avenue, Warsop, Nottinghamshire, NG20 0JB
 £180,000

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Robin Hood Avenue

Warsop

Step into a home of modern elegance and comfort with this superbly presented three bedroom semi-detached house. The interior creates a warm and inviting ambiance throughout. The open-plan living dining room is the heart of this home, offering a spacious and flexible area for relaxation, dining, and entertaining. Adjoining this space is a bright and airy conservatory, which bathes the room in natural light and seamlessly extends the living area to the outdoors. Three well-proportioned bedrooms ensure everyone enjoys their own space, each thoughtfully designed for comfort and convenience. Ample off-road parking ensures that you'll never have to worry about where to park.

The low-maintenance garden is designed for minimal upkeep, allowing you to enjoy outdoor moments without the stress of extensive maintenance. This exceptional property offers the perfect blend of style, space, and convenience. With its modern decor, open-plan living, well-proportioned bedrooms, ample parking, and low-maintenance garden, it's a haven for comfortable family living. Don't miss the opportunity to make it your own.

How To Find The Property

Enter Warsop via the A60 and at the main traffic lights in the village turn right onto Church Street and follow it round to Sherwood Street continuing through the shopping area taking the sixth right turn onto Cottage Lane, at the junction turn right onto Robin Hood Avenue where the property is located on the left hand side clearly marked by one of our signboards.

Entrance Hall

8' x 4'3" excluding staircase

Accessed via a UPVC double glazed door, the entrance hall has stairs rising to the first floor and internal door to the lounge, central heating radiator and power point.

Open Plan Living/Dining Room

20'10" maximum narrowing to 9'5"

A stylish Open Plan room, benefiting from a UPVC double glazed window to the front aspect which provides plenty of natural light to the room. A wall mounted plasma electric fire sits as the central feature, there is coving to the ceiling, two central heating radiators and space to dine comfortably for at least 4-6 people. Internal doors lead to the kitchen and a sliding double glazed patio door leads into the conservatory.

Conservatory

10'2" x 9'6"

The conservatory provides a lovely space to relax, having floor to ceiling UPVC double glazed windows and a door providing views and access out to the garden. There is laminate floor covering, ceiling light with fan and power points. A double glazed patio door leading to the Open Plan, living dining room.

Kitchen

11' x 9'4"

A modern fitted kitchen with high gloss white wall and base units. A square edge work surface house is a counter sunk sink and drainer unit with a mixer tap, a four ring gas hob with extractor above and fitted splash back. Furthermore, there is an eye-level double oven, a fridge freezer, dual aspect UPVC double glazed windows along with spotlighting, provide plenty of light. Internal doors lead to the utility area and Open Plan living dining room.

Utility Area

7'1" x 4'7"

A very useful room leading from the kitchen, having matching base units with work surface. Space and plumbing for washing machine, UPVC double glazed window and door to the side aspect which leads out to the driveway and a further cupboard beneath the stairs again offering plenty of useful storage space.

First Floor

Bedroom One

12'5" x 10'6" excluding recess door

The principal bedroom is a lovely size and elegantly presented. Having a UPVC double glazed window to the front aspect, providing plenty of natural light to the room, central heating radiator, coving to the ceiling and power points.



Bedroom Two

12'6" maximum x 9'11" maximum

Located to the rear of property, the second bedroom is again a double bedroom with a UPVC double glazed window overlooking the garden, central heating radiator, coving to the ceiling and power points. There is also a cupboard which house is the ideal gas central heating boiler which we have been informed by our client was installed in 2021.

Bedroom Three

11'7" max x 8'2" max plus 4'2" x 4'2"

Generous sized single room in our opinion, benefiting from a fitted storage cupboard, a UPVC double glazed window to the front, central heating radiator and power point.

Bathroom

7'11" x 5'7"

A three-piece modern suite comprising briefly of a low flush WC, a vanity style sink unit with mixer tap and storage beneath and work surface. A panelled bath with a mains fed shower above and fitted glass shower screen. There is fully tiled walls and floor, spotlights to the ceiling, a chrome heated towel rail and dual aspect UPVC double glazed windows.

Outside

Front

The property occupies a lovely plot having a generously proportioned frontage with pebble areas with barked borders with shrubs planted. A central drive provides parking comfortably for two cars and due to the size and shape of the frontage, there is certainly scope to create further parking space should you require. The front further benefits from a covered carport, an outside tap, external power source and gated access leads to the rear garden.

Rear Garden

Landscaped with ease of maintenance in mind comprising of a paved patio ideal for enjoying those summer evenings. Consisting further of shale and pebbled garden with raised barked borders with shrubs planted. Two sheds which will be included within the property sale both benefit from power and lighting. Fenced boundaries provide security and gated access leads to the driveway.

Additional Information

Tenure: Freehold

Council Tax Band: A

