



Kendra
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7 CARLTON AVENUE WORKSOP, S81 7JY

£325,000
FREEHOLD

A beautifully presented, upgraded and extended three bedroom detached family home, located within one of Worksop's prime locations. The property boasts stunning living accommodation finished to an impeccable standard throughout, offering generous yet versatile living accommodation. The accommodation briefly comprises of an entrance hallway, downstairs WC/ utility room, spacious modern living room, high quality fitted kitchen diner with an assortment of built in appliances which opens out in to the extended sitting room with bi-folding doors leading out into the stunning rear garden. The first floor sees three generous sized bedrooms and a luxury four piece family bathroom suite. Externally the property is approached by a block paved driveway and gate access to the private beautifully maintained rear garden with a wonderful summer house/bar/entertainment room. Early viewing is highly recommended of this stunning family home.

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7 CARLTON AVENUE

- EXTENDED THREE BEDROOM DETACHED FAMILY HOME
- STUNNING LIVING ACCOMMODATION
- FINISHED TO THE HIGHEST OF STANDARD THROUGHOUT
- SPACIOUS RECEPTION ROOMS
- IMPRESSIVE OPEN PLAN DINING KITCHEN
- UTILITY ROOM / DOWNSTAIRS WC
- LUXURY FOUR PIECE BATHROOM SUITE
- THREE WELL PROPORTIONED BEDROOMS
- WELL MAINTAINED SOUTH FACING GARDEN WITH SUMMERHOUSE/BAR
- SUPERB LOCATION, CLOSE TO LOCAL SCHOOLS AND AMENITIES.



ENTRANCE HALLWAY

Having a side facing composite entrance door giving access into the entrance hallway, modern central heating radiator, quality flooring covering, staircase leading to the first floor landing and doors giving access into the utility room/WC, living room and open plan kitchen, dining, family room.

UTILITY ROOM/WC

Having a range of wall and base units with complementary work surfaces, plumbing for an automatic washing machine, modern wall hung vanity hand wash basin with tiled splash backs, low flush WC, quality floor covering, modern central heating radiator, power points and a side facing UPVC double glazed window with remote control blinds.

LIVING ROOM

A stylish living room, front facing UPVC double glazed window with remote control blinds, modern central heating radiator, quality floor covering, down lighting to the ceiling, power points and TV point.

KITCHEN DINER

A contemporary fitted kitchen having a range of wall and base units with complementary work surfaces incorporating a sink unit with mixer tap, fitted electric oven, induction hob with an electric extractor fan set above, integrated appliances including a fridge freezer and dish washer, partly tiled to the walls, large under stair cupboard, modern central heating radiator, down lighting to ceiling, power points, side facing UPVC double glazed window

with remote blinds and quality floor coving continuing through into the family/sitting room.

SITTING/FAMILY ROOM

A spacious versatile living family room, rear facing bi-folding doors giving access to the beautiful rear garden, modern central heating radiator, down lighting to the ceiling, power points and TV point.

FIRST FLOOR LANDING

A stylish first floor landing with modern glass balustrades, access hatch to the loft space and doors giving access to three bedrooms and the family bathroom suite.

MASTER BEDROOM

An attractive master bedroom, front facing UPVC double glazed window with remote control blinds, modern central heating radiator, down lighting to the ceiling, air conditioning unit, power points and TV point.

BEDROOM TWO

A second bedroom, front facing UPVC double glazed window with remote control blinds, modern central heating radiator, down lighting to the ceiling, power points and TV point.

BEDROOM THREE

A spacious third bedroom, currently being used as a dressing room, side facing UPVC double glazed window with remote control blinds, modern central heating radiator and power points.

FAMILY BATHROOM SUITE

A luxury four piece suite in white comprising of a sunken

jacuzzi bath, double walk in shower unit with a mains run water fall shower, modern wall hung hand wash basin, low flush WC, fully tiled to the walls, tiled flooring, modern towel radiator, electric extractor fan and a side facing UPVC double glazed window with remote control blinds.

OUTSIDE

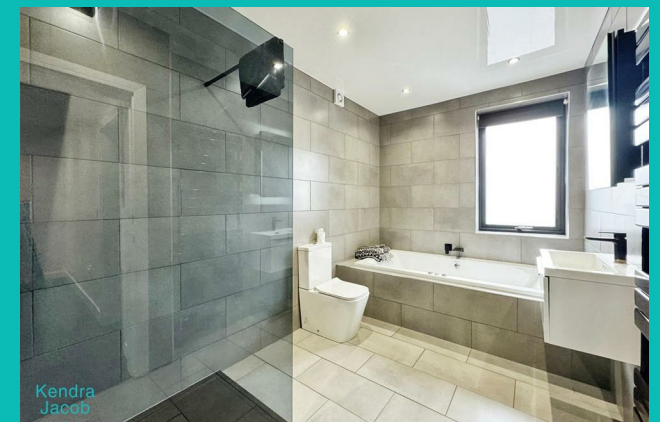
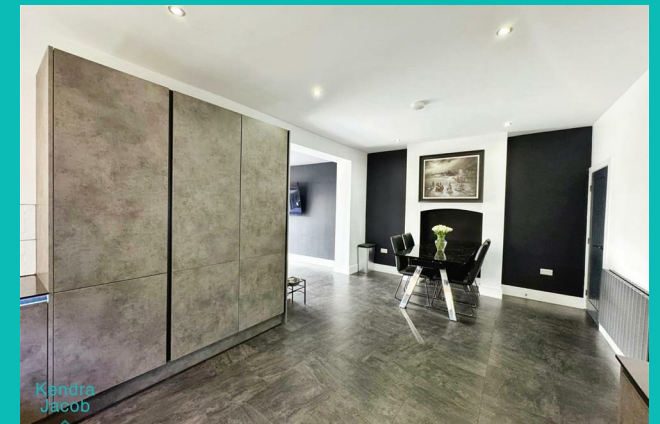
Externally the property is approached by a block paved driveway and gate access to a private and secure side drive and rear garden.

To the rear of the property is a beautifully maintained south facing garden, extensive paved patio seating area with matching steps leading to a low maintenance garden with artificial grass, raised decked hot tub area (hot tube which under separate negotiation) outside lighting and water tap.

ENTERTAINMENT ROOM/GARDEN BAR

A timber outbuilding which is currently being used as a garden bar/entertainment room, fitted air conditioning unit, fitted bar area and seating area, power and lighting.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



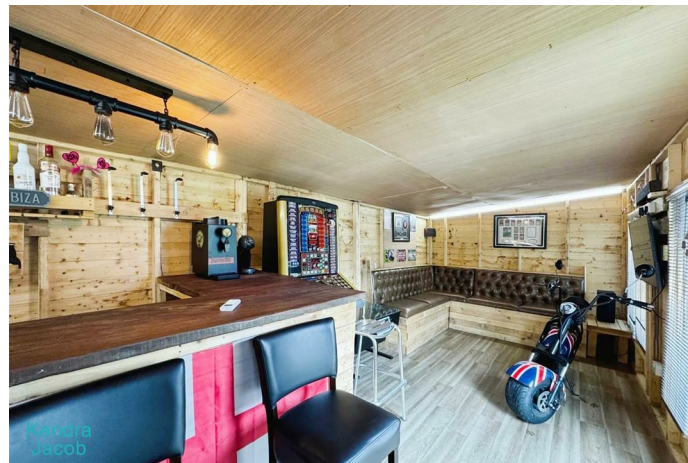
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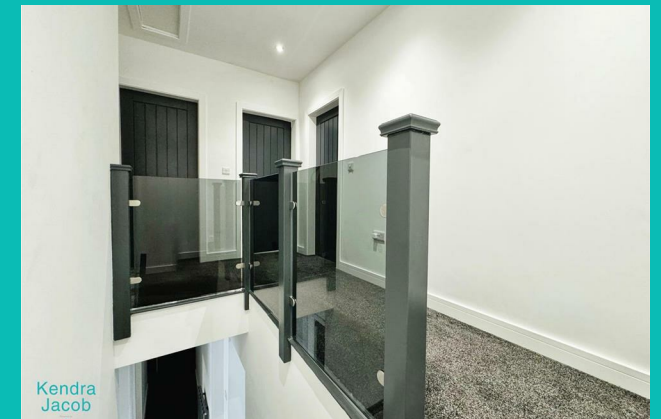
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Total area: approx. 133.3 sq. metres (1435.2 sq. feet)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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