



- Detached Family Home
- 4 Bedrooms
- Master En-suite & Family Bathroom
- Ground Floor WC

- Modern Kitchen/Diner
- Conservatory
- Garage Conversion
- New Driveway

Fenners Avenue, Bottesford, DN17 2GH,  
£255,000







Starkey&Brown are delighted to offer for sale this beautifully presented family home on Fenners Avenue within the ever popular Bottesford area. The internal accommodation briefly comprises of 4 bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hallway with ground floor WC, lounge, open plan kitchen/diner with newly fitted kitchen, conservatory and recent garage conversion creating a versatile space ideal for play room or office. Additional features include a newly fitted gas central heating boiler, newly laid driveway, recent garden improvements and new front/back doors. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D





## Entrance Hallway

Having front entrance door, radiator and coved ceiling.

## Downstairs WC

2' 8" x 6' 4" (0.81m x 1.93m)

Having low level WC, wash hand basin and radiator.

## Lounge

11' 1" x 17' 3" (3.38m x 5.25m)

Having uPVC double glazed window to the front aspect, two radiators, coved ceiling, feature gas fireplace and doors into kitchen/diner.

## Kitchen/Diner

17' 6" x 14' 5" (5.33m x 4.39m)

Having uPVC double glazed window to the rear aspect, sliding doors into the conservatory, door to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in fridge freezer, built in oven, space/plumbing for white goods, built in dishwasher, two radiators and coved ceiling.

## Conservatory

12' 1" x 11' 4" (3.68m x 3.45m)

Having uPVC double glazed door to the side aspect and uPVC double glazed windows surrounding.

## Play Room/Office

7' 10" x 16' 8" (2.39m x 5.08m)

Formerly the garage. Having uPVC double glazed window to the front aspect.

## First Floor Landing

Having uPVC double glazed window to the side aspect, coved ceiling, radiator, built in cupboard and access to the loft.

## Master bedroom

8' 7" x 13' 8" (2.61m x 4.16m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling, fitted wardrobes and door to en-suite.

## En-suite

8' 7" x 5' 5" (2.61m x 1.65m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, low level WC and heated towel rail.

## Bedroom 2

8' 7" x 10' 3" (2.61m x 3.12m)

Having uPVC double glazed window to the rear aspect, radiator and built in cupboard.

## Bedroom 3

8' 8" max x 10' 7" max (2.64m x 3.22m)

Having uPVC double glazed window to the front aspect and radiator.

## Bedroom 4

8' 8" x 7' 1" (2.64m x 2.16m)

Having uPVC double glazed window to the rear aspect and radiator.

## Family Bathroom

5' 6" x 6' 8" (1.68m x 2.03m)

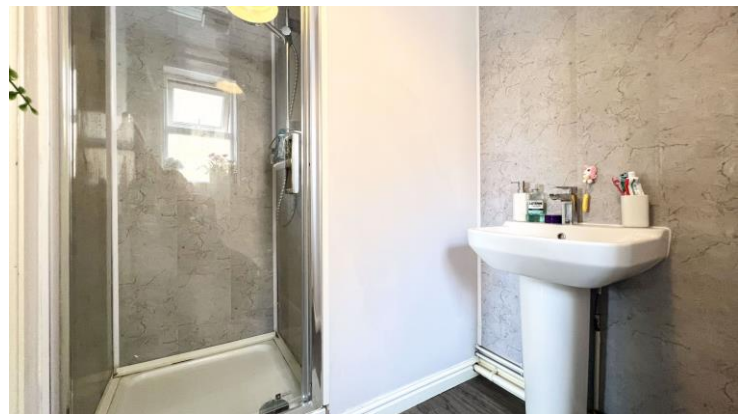
Having uPVC double glazed window to the side aspect, panelled bath with shower attachment over, wash hand basin, low level WC and radiator.

## Outside Front

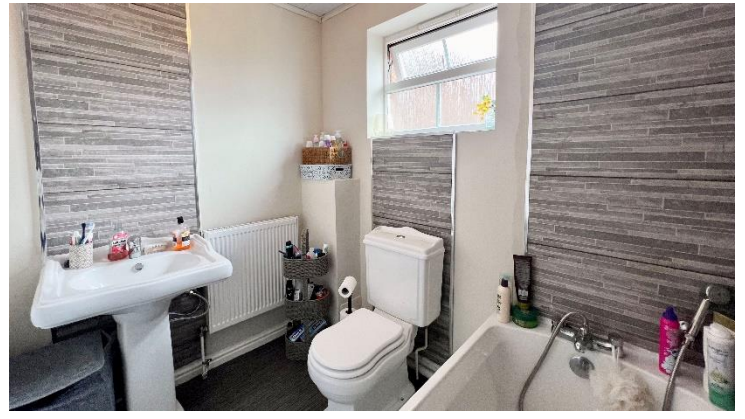
Having ample off street parking for numerous vehicles and gate to the side leading to the rear garden.

## Outside Rear

The rear garden is mainly laid with Astroturf, there is a fenced surround, decking area with pergola and pebbled area.

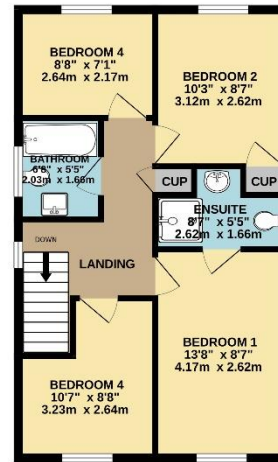






GROUND FLOOR

1ST FLOOR



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Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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