



**Aviary Way, Worksop S81 0FD**



**welcome to**

**Aviary Way, Worksop**

Located on the popular Aviary Way in Worksop, this modern three bedroom detached home offers a spacious kitchen/diner, bright lounge and ensuite to the main bedroom. With driveway parking, garage and an enclosed rear garden, it is ideally suited to families and commuters.



## **Aviary Way, Worksop Entrance Hall**

A welcoming entrance hall accessed via the front facing door, featuring attractive flooring, a central heating radiator and staircase rising to the first floor.

## **Cloakroom**

Conveniently located off the hallway, the cloakroom is fitted with a modern low-level WC and wash hand basin, complemented by a central heating radiator and a front facing double glazed window.

## **Lounge**

A well-proportioned and tastefully presented living room enjoying a front facing double glazed window, and a central heating radiator.

## **Kitchen / Dining Room**

This superb open-plan kitchen and dining area is fitted with a contemporary range of beige gloss wall and base units with complimentary wooden work surfaces, incorporating a stainless steel sink and drainer. Integrated appliances include a fridge freezer, double oven and gas hob with extractor hood, along with plumbing for both a washing machine and dishwasher.

Additional features include ceiling spotlights, a central heating radiator, rear facing double glazed window and patio doors opening directly onto the garden.

## **Landing**

A light and airy landing area with a side facing double glazed window providing access to all first-floor accommodation.

## **Bedroom One**

A spacious double bedroom positioned to the front of the property, enjoying a double glazed window, built-in wardrobes and a central heating radiator, with the added benefit of a private en-suite shower room.

## **En-Suite**

Modern and well appointed, the en-suite comprises

a shower cubicle, low-level WC and wash hand basin, together with a central heating radiator and side facing double glazed window.

## **Bedroom Two**

A further generously sized double bedroom featuring a rear facing double-glazed window and central heating radiator.

## **Bedroom Three**

A versatile third bedroom with a rear facing double glazed window and central heating radiator, ideal for use as a child's bedroom, home office or dressing room.

## **Bathroom**

Stylish family bathroom fitted with a three piece suite comprising a bath with tiled surround, low level WC and wash hand basin. Finished with part-tiled walls, a central heating radiator and side facing double glazed window.

## **Exterior**

To the front of the property is an attractive lawned garden with established shrubs, together with a driveway providing off-street parking and leading to the garage, ideal for additional parking or storage.

To the rear is a spacious, enclosed garden which is mainly laid to lawn with a paved patio seating area, well-defined borders stocked with shrubs and plants, creating a private and enjoyable outdoor space.



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## Aviary Way, Worksop

- Modern three bedroom detached home
- Sought after residential location
- Open-plan kitchen/diner with garden access
- Driveway & garage providing off-street parking
- Convenient for local amenities, schools and transport links

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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