7 AVON WAY
WORKSOP, S81 7LB

£235,000
FREEHOLD

A stylish and contemporary family home that has been extended and modernised to an extremely high standard throughout, offering spacious and versatile accommodation. The property benefits from a newly fitted modern kitchen and a luxurious shower room, along with high-quality fixtures and finishes across every room. Well designed for modern living, the layout includes open-plan living spaces and a stunning garden room extension, ideal for both everyday living and entertaining.

Situated in a popular residential area of Worksop, the property is conveniently located close to local shops, schools and everyday amenities, with excellent transport links via the A1 and M1 motorway networks, making it ideal for commuters. A superb opportunity to acquire a turnkey home in a highly sought-after location.

Kendra Jacob
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7 AVON WAY

• Extended and modernised to an extremely high standard throughout • Stylish and contemporary family home • Brand new modern fitted kitchen • Luxurious newly installed shower room • Well-designed open-plan living accommodation • Impressive garden room extension ideal for entertaining • High-quality fixtures and finishes throughout • Popular residential location in Worksop • Close to local shops, schools and amenities • Excellent access to A1 and M1 motorway links

ENTRANCE HALLWAY

A contemporary composite front door opens into a welcoming, beautifully presented entrance hallway. Finished with stylish wall décor, recessed ceiling downlights and a central heating radiator, the space also features a staircase rising to the first-floor landing. The sleek laminated wood flooring flows seamlessly through into the living room, enhancing the sense of continuity and space.

LIVING ROOM

A stunning and stylish living room featuring a front-facing uPVC double-glazed bow window, allowing for excellent natural light. Additional benefits include a central heating radiator, useful under-stairs storage cupboard and recessed ceiling downlighting. An elegant archway leads through to the open-plan kitchen diner.

KITCHEN DINER

The kitchen is fitted with a sleek, modern range of wall and base units complemented by contemporary work surfaces and an inset sink with mixer tap. Integrated appliances include a fridge freezer and dishwasher, alongside a fitted fan-assisted electric oven, microwave oven, induction hob and overhead extractor. Recessed ceiling lighting and a rear-facing uPVC double-glazed window complete the space.

The laminated wood flooring continues through into the dining area and garden room, creating a cohesive open-plan layout. The dining area benefits from a rear-facing uPVC double-glazed window and central heating radiator.

GARDEN ROOM

An impressive extension to the property, this versatile garden room features a bespoke feature wall with integrated LED lighting and shelving. Further highlights include a modern vertical radiator, coving to the ceiling and uPVC double-glazed French doors opening directly onto the rear garden. A door provides access to the downstairs WC/utility room.

DOWNSTAIRS WC/UTILITY ROOM

Comprising a contemporary vanity wash basin and low-flush WC, this practical space also offers wall and base units with complementary work surfaces and space for an automatic washing machine. Finished with part-tiled walls, recessed ceiling lighting, electric extractor fan and laminated wood flooring. A door leads to the integral garage, currently utilised for storage.

FIRST FLOOR LANDING

A bright and stylish landing with a side-facing uPVC double-glazed window, recessed ceiling downlighting and decorative coving. Additional features include a modern glass balustrade, storage cupboard housing the wall-mounted combination boiler and an access hatch to the loft.

PRINCIPAL BEDROOM

A spacious and beautifully presented principal bedroom featuring a front-facing uPVC double-glazed window, central heating radiator and recessed ceiling downlighting.

BEDROOM TWO

A generously sized second double bedroom with a

rear-facing uPVC double-glazed window, central heating radiator and recessed ceiling lighting.

BEDROOM THREE

Currently used as a dressing room, bedroom three benefits from a front-facing uPVC double-glazed window, central heating radiator and recessed ceiling downlighting.

SHOWER ROOM

A luxurious and contemporary shower room comprising a large walk-in shower with mains-fed rainfall shower and separate handheld attachment, enclosed with a glass screen. Further features include a wall-hung vanity wash basin, concealed cistern WC, full tiling to walls and floor, modern heated towel radiator, recessed ceiling lighting and an electric extractor fan. Finished with a rear-facing obscure uPVC double-glazed window.

EXTERIOR

To the front of the property is a low-maintenance pebbled garden and block-paved driveway providing access to the part garage, complete with up-and-over door, power and lighting. Gated access leads to the rear.

The enclosed rear garden is attractively landscaped, mainly laid to lawn with a paved patio seating area, feature fencing with wall lighting and an external water tap—ideal for outdoor entertaining.

7 AVON WAY

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7 AVON WAY

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band B

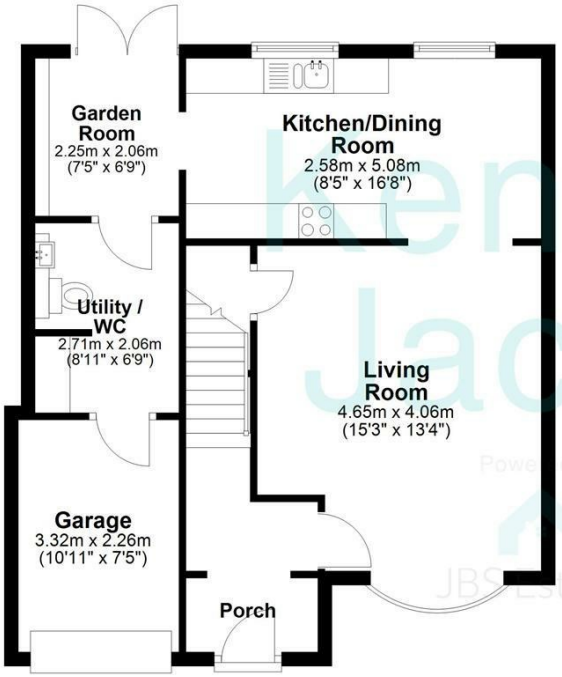
Viewings – By Appointment Only

Floor Area – 1033.00 sq ft

Tenure – Freehold

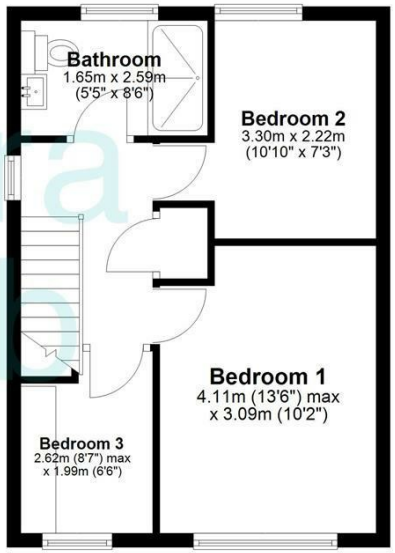
Ground Floor

Approx. 58.4 sq. metres (628.4 sq. feet)



First Floor

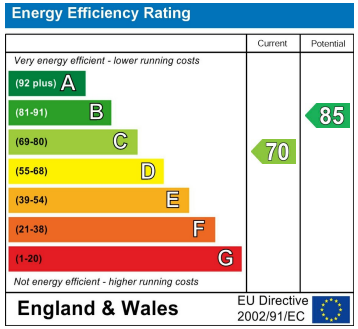
Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 96.0 sq. metres (1033.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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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