



## 78 BRACEBRIDGE AVENUE WORKSOP, S80 2DU

£190,000

This spacious and beautifully presented three-bedroom semi-detached family home occupies a highly sought-after residential location, within easy walking distance of a wide range of local shops, reputable schools and everyday amenities.

Offering well-proportioned accommodation throughout, the property briefly comprises a welcoming entrance hallway, an attractive living room, and a stylish modern kitchen/diner, ideal for both family living and entertaining. To the first floor are three generously sized bedrooms and a contemporary family bathroom.

Externally, the property enjoys well-maintained, low-maintenance gardens to both the front and rear, a driveway providing off-road parking, and a detached garage with power and lighting.

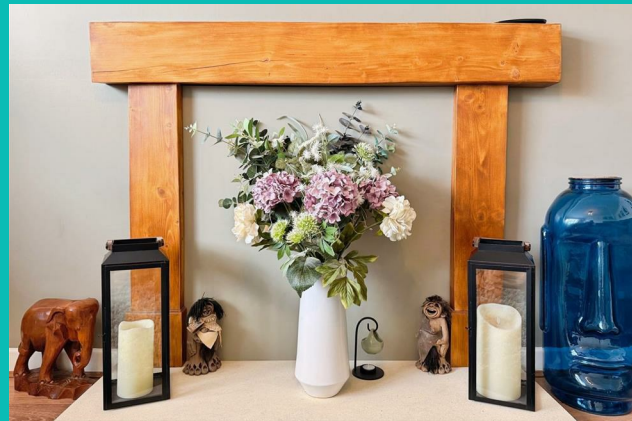
An excellent opportunity for families and first-time buyers alike, this delightful home combines spacious accommodation with a convenient location, making it ready to move straight into and enjoy.

Kendra  
Jacob

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# 78 BRACEBRIDGE AVENUE

- \* Spacious three-bedroom semi-detached family home. • \*
- Situated in a highly sought-after residential location. • \*
- Within walking distance of local shops, schools and amenities. • \*
- Welcoming entrance hallway. • \*
- Attractive and spacious living room. • \*
- Stylish modern kitchen/diner ideal for family living. • \*
- Three well-proportioned bedrooms. • \*
- Contemporary family bathroom. • \*
- Driveway, detached garage and low-maintenance gardens. • \*
- Beautifully presented throughout and ready to move into.



## ENTRANCE HALLWAY

A welcoming and spacious entrance hallway is accessed via a front-facing uPVC double-glazed entrance door with obscure glazed side panels, creating an impressive first impression. The hallway features a staircase rising to the first-floor landing, decorative coving to the ceiling, a central heating radiator, quality wood-effect laminate flooring, and doors leading to the living room and kitchen/diner.

## LIVING ROOM

A beautifully presented and inviting living room featuring a front-facing uPVC double-glazed window, decorative coving to the ceiling, a central heating radiator, and quality wood-effect laminate flooring. The focal point of the room is an elegant wooden fireplace surround with a marble hearth, creating a warm and welcoming atmosphere.

## KITCHEN DINER

The stylish kitchen is fitted with a contemporary range of wall and base units complemented by attractive work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include a fan-assisted electric oven, four-ring gas hob with extractor canopy above, and an integrated fridge. There is also space for a freestanding washing machine and a useful walk-in pantry. Additional features include partially tiled walls, decorative coving, a rear-facing uPVC double-glazed window, and a side-facing uPVC double-glazed door providing access to the driveway and carport. Wood-effect click flooring flows seamlessly into the dining area.

The dining area offers an excellent space for family meals

and entertaining, with a rear-facing uPVC double-glazed window, central heating radiator and decorative coving to the ceiling.

## FIRST FLOOR LANDING

The spacious landing benefits from a side-facing uPVC double-glazed window, decorative coving, loft access, and a useful storage cupboard housing the wall-mounted combination boiler. Doors lead to three well-proportioned bedrooms and the family bathroom.

## PRINCIPLE BEDROOM

A generous and beautifully presented principal bedroom featuring a front-facing uPVC double-glazed window, decorative coving, dado rail, central heating radiator and attractive wood-effect laminate flooring.

## BEDROOM TWO

A spacious double bedroom with a rear-facing uPVC double-glazed window, dado rail, central heating radiator and wood-effect laminate flooring.

## BEDROOM THREE

A well-proportioned third bedroom, currently utilised as a home office, with a front-facing uPVC double-glazed window, dado rail, central heating radiator and wood-effect laminate flooring.

## FAMILY BATHROOM

The family bathroom is fitted with a modern white three-piece suite comprising a corner bath with mixer tap, electric shower over and glazed shower screen, pedestal wash hand basin and low-flush WC. The room is fully tiled

and further benefits from wood-effect vinyl flooring, a chrome heated towel rail, and rear and side-facing uPVC double-glazed windows.

#### **OUTSIDE**

To the front of the property is a well-maintained walled garden with a lawn, attractive low-maintenance pebbled borders, and a long driveway providing ample off-road parking, leading to the carport and detached garage.

The rear garden has been designed with ease of maintenance in mind and features attractive block paving with decorative pebbled borders, external lighting, an outside power supply and a cold-water tap, providing an ideal space for relaxing and entertaining.

#### **GARAGE**

The detached garage is fitted with an up-and-over door, side pedestrian access, a window, power and lighting, making it ideal for secure parking, storage or use as a workshop.

## **78 BRACEBRIDGE AVENUE**





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## ADDITIONAL INFORMATION

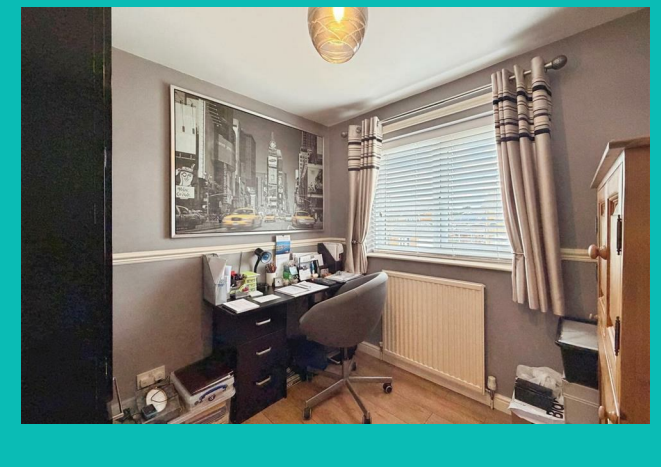
**Local Authority** – BASSETLAW

**Council Tax** – Band B

**Viewings** – By Appointment Only

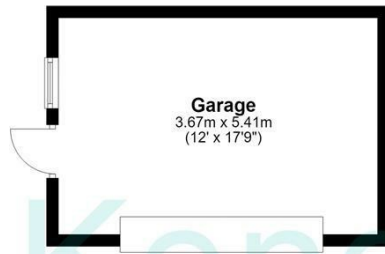
**Floor Area** – 1022.70 sq ft

**Tenure** –



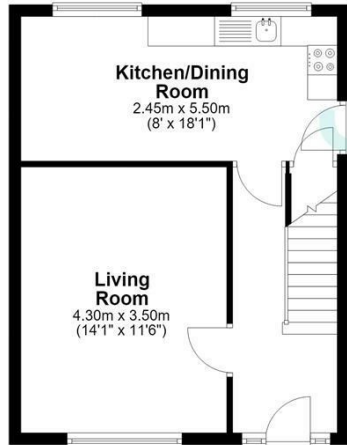
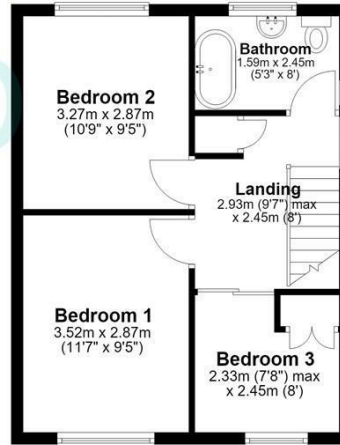
**Ground Floor**

Approx. 57.3 sq. metres (616.7 sq. feet)



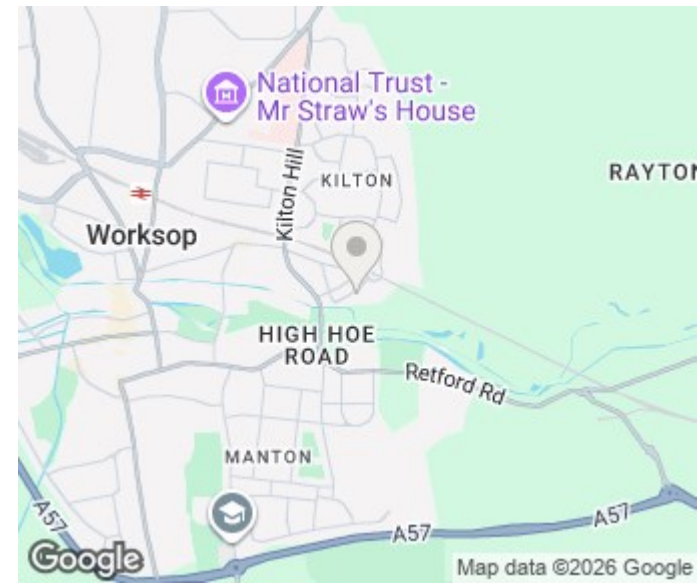
**First Floor**

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 95.0 sq. metres (1022.7 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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