



## 40 MOUNT AVENUE WORKSOP, S81 7JL

£230,000  
FREEHOLD

For sale is this beautifully presented three-bedroom semi-detached home, enjoying a desirable position with open views across fields to the rear, creating a peaceful outlook. The property is located in a popular area of Worksop, within easy reach of local schools, supermarkets, and North Notts College. This ideal home has been improved and tastefully decorated throughout, making it the perfect purchase for a first-time buyer. In brief, the property comprises a welcoming entrance hall with decorative panelling, a well-proportioned living room, a separate dining room featuring a statement mirrored wall, a utility room, and a shaker-style fitted kitchen to the ground floor. To the first floor are three bedrooms and a stunning modern bathroom suite. Externally, the property benefits from off-road parking, an attached garage, and an attractive rear garden.

Kendra  
Jacob

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# 40 MOUNT AVENUE

- SEMI-DETACHED • THREE BEDROOMS • UTILITY ROOM • TASTEFULLY DECORATED THROUGHOUT • POSITIONED OVERLOOKING A REAR FIELD • OFF ROAD PARKING • GARAGE WITH ELECTRIC ROLLER DOOR • STUNNINGLY PRESENTED THROUGHOUT • MODERN BATHROOM SUITE • ATTRACTIVE REAR GARDEN



## ENTRANCE HALL

A welcoming entrance hall featuring decorative wall panelling, a central heating radiator, and stylish herringbone flooring. There are power points, a useful under-stairs storage cupboard, and stairs leading to the first-floor accommodation.

## LIVING ROOM

A well-proportioned living room with a front-facing bay window and herringbone flooring. The room also benefits from power points, central heating radiator and a stylish units with shelving.

## DINING ROOM

A beautifully presented dining room featuring a statement mirrored wall, stylish herringbone flooring, a central heating radiator, and power points. Double glazed French doors provide access to the utility room, while further double oak doors lead into the kitchen.

## KITCHEN

A fitted shaker style kitchen with a range of high and low-level units and work surfaces incorporating a sink and drainer. Integrated appliances include an electric hob with stainless steel extractor, oven, and grill. There is plumbing for a washing machine, power points, and space for a fridge freezer. A rear-facing double-glazed window provides natural light, and a UPVC door gives access to the porch/utility room.

## UTILITY ROOM/REAR PORCH

The utility room includes wall and base units with work

surfaces, power points, decorative panelling, a central heating radiator, tiled flooring, and a wash hand basin. French doors provide access from the dining room, with an additional door leading into the kitchen. There is also access to the rear garden.

## FIRST FLOOR-LANDING

The landing features decorative wall panelling, a side-facing double-glazed window, and loft access.

## BEDROOM ONE

A spacious bedroom with a front-facing bay window, fitted wardrobes along one wall, central heating radiator, and power points.

## BEDROOM TWO

A double-sized bedroom with a rear-facing double-glazed window overlooking the football field, central heating radiator, and power points.

## BEDROOM THREE

A further bedroom with a front-facing double-glazed window, central heating radiator, and power points.

## BATHROOM

A stunning, fully tiled bathroom suite comprising a panelled bath with rainfall shower over, a wash hand basin with vanity unit, and a low flush WC. The room also benefits from a rear-facing double-glazed obscure window and a chrome heated towel radiator.

## EXTERNAL

To the front of the property is a driveway providing off-road parking, a gravelled area, access to the garage, and

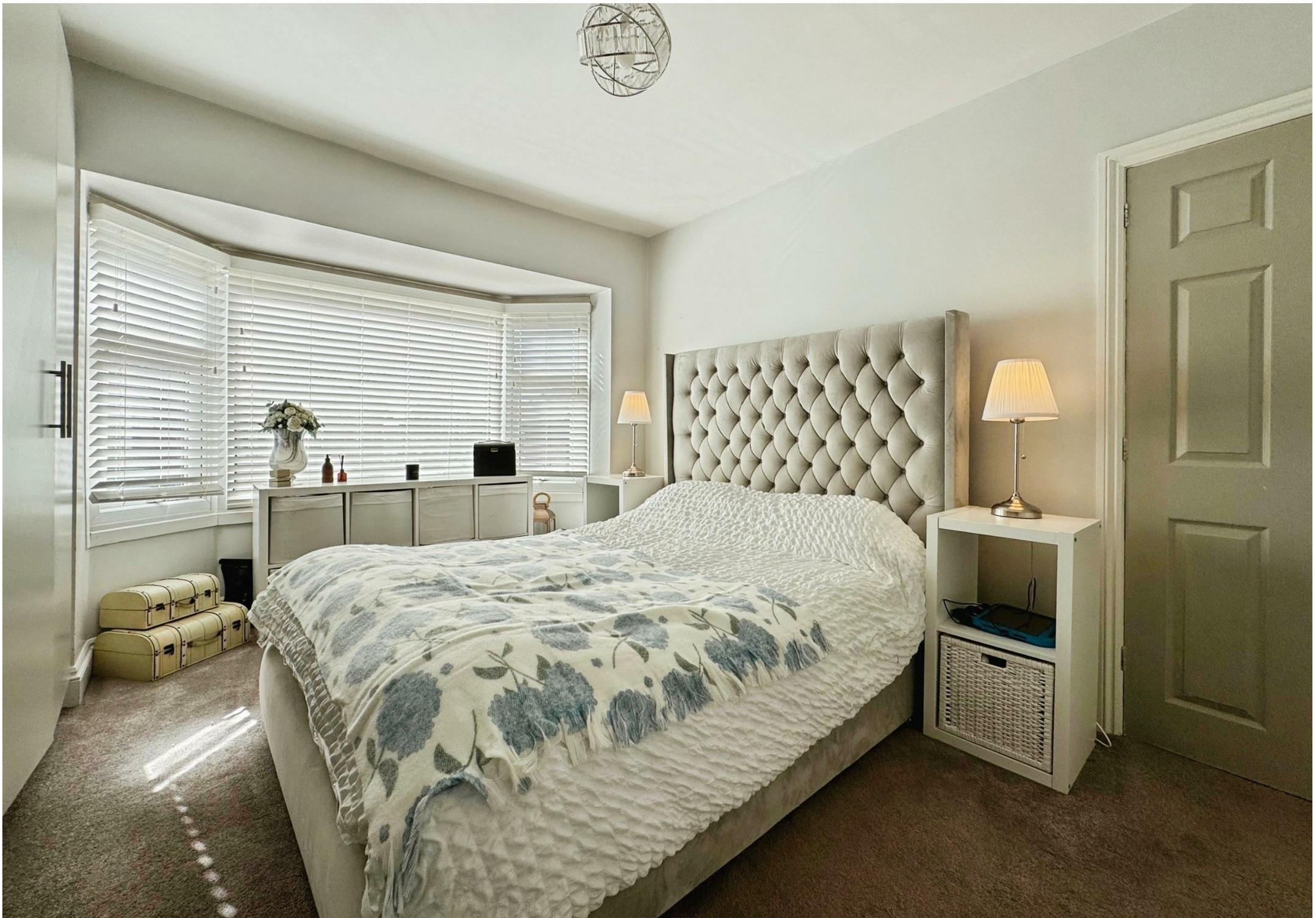
side gated access to the rear garden. Further to the rear is an enclosed mainly laid-to-lawn garden with decking and gravel areas. The garden also benefits from an outside tap and a secure gated access.

#### **GARAGE**

A spacious garage featuring an electric roller door, power points, and lighting. The space also houses the wall-mounted central heating system.

## **40 MOUNT AVENUE**





## 40 MOUNT AVENUE

### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

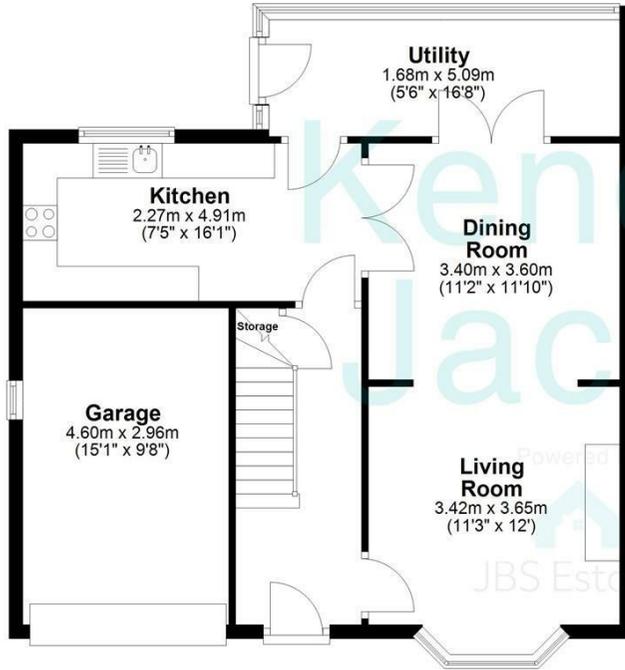
**Floor Area** – 1163.50 sq ft

**Tenure** – Freehold



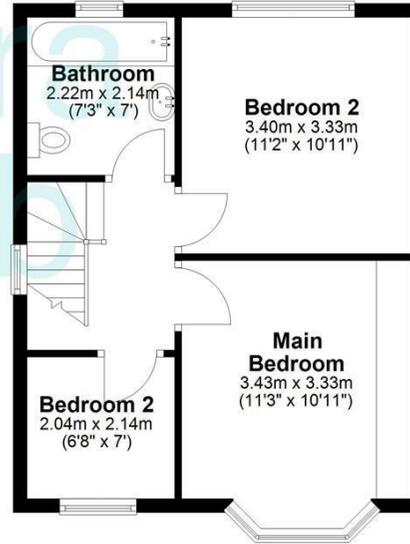
### Ground Floor

Approx. 69.4 sq. metres (746.5 sq. feet)



### First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 108.1 sq. metres (1163.5 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>			
(69-80) <b>C</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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