



**24 Avon Way, Worksop
S81 7LB**

Offers over £200,000

This beautifully presented three bedroom semi-detached home is located on the highly sought-after Avon Way, offering a perfect blend of modern finishes and comfortable family living. The property has been thoughtfully updated by the current owners with recently fitted windows, oak veneered internal doors and stylish laminate flooring throughout the downstairs, giving the home a fresh and contemporary feel from the moment you enter.

The ground floor provides a well-balanced layout consisting of a bright and welcoming lounge, a modern kitchen and a versatile conservatory-style garden room which enhances the overall living space and creates a seamless connection to the rear garden. Upstairs, the property offers three well-proportioned bedrooms including a generous primary bedroom, along with a modern family bathroom finished to a high standard.

Externally, the home benefits from a generous rear garden that offers excellent potential for outdoor seating, play space or further landscaping to suit personal tastes. The property is situated in a popular residential area known for its friendly community feel and convenient access to local schools, shops and transport links, making it an ideal choice for first-time buyers, young families or downsizers seeking a move-in ready home in a well-established location.

- Three-Bedroom Semi-Detached Property
- Open Plan Kitchen/Diner
- Viewings Are Advised
- Recently Fitted Energy Efficient Windows
- Lean-To Conservatory Providing Extra Living Space
- Off Road Parking With EV Charger
- High Quality Oak Veneered Internal Doors
- Tastefully Decorated And Move In Ready Interior

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Ground Floor

Entrance Hall

A contemporary composite front door leads into a well-presented entrance hall, offering a natural flow through to the lounge and staircase rising to the first floor.

Lounge

24'11" x 12'11" (7.62 x 3.96)

A beautifully presented dual aspect lounge featuring a UPVC window to the front elevation and French doors opening into the lean-to, creating a light and inviting living space. The room is finished with modern laminate flooring and offers practical under-stairs storage to maximise functionality.

Kitchen

8'7" x 8'7" (2.64 x 2.64)

The kitchen is fitted with attractive grey shaker-style wall and base units complemented by a wood-effect worktop and a black composite sink with drainer. A UPVC window to the rear elevation provides views over the garden, while the layout offers space and plumbing for a washing machine and tumble dryer, along with room for a fridge/freezer and a range master style cooker.

Conservatory

7'3" x 7'1" (2.21 x 2.18)

A UPVC lean-to conservatory enhances the living space, featuring French doors that open onto the rear garden to create a wonderful indoor-outdoor flow. The area enjoys an abundance of natural light, offering a versatile extension of the main living accommodation perfect for relaxation.

First Floor

Bedroom One

13'5" x 8'9" (4.11 x 2.69)

The master bedroom benefits from a uPVC window to the front elevation and built-in fitted wardrobes providing ample storage.

Bedroom Two

10'9" x 8'6" (3.3 x 2.6)

Bedroom two is also a generously sized double, with a uPVC window to the rear elevation.

Bedroom Three

8'6" x 7'6" (2.61 x 2.31)

Bedroom three is a large single, with a uPVC window to the front elevation.

Family Bathroom

The family bathroom has a uPVC obscure window to the rear elevation and features a three-piece suite comprising a fully fitted vanity unit with sink and WC with storage cupboards, chrome heated towel rail, and an enclosed bath with electric shower and glass shower screen.

Outside

Rear Garden

The property boasts a beautifully maintained rear garden with a generous lawn, mature tree and well-stocked raised borders providing year-round interest. A paved patio area offers the ideal space for outdoor dining or relaxing, while a further seating area to the rear of the garden provides an additional sun trap. The garden is fully enclosed with fencing for privacy, creating a safe and attractive space for families or entertaining.

Front Elevation

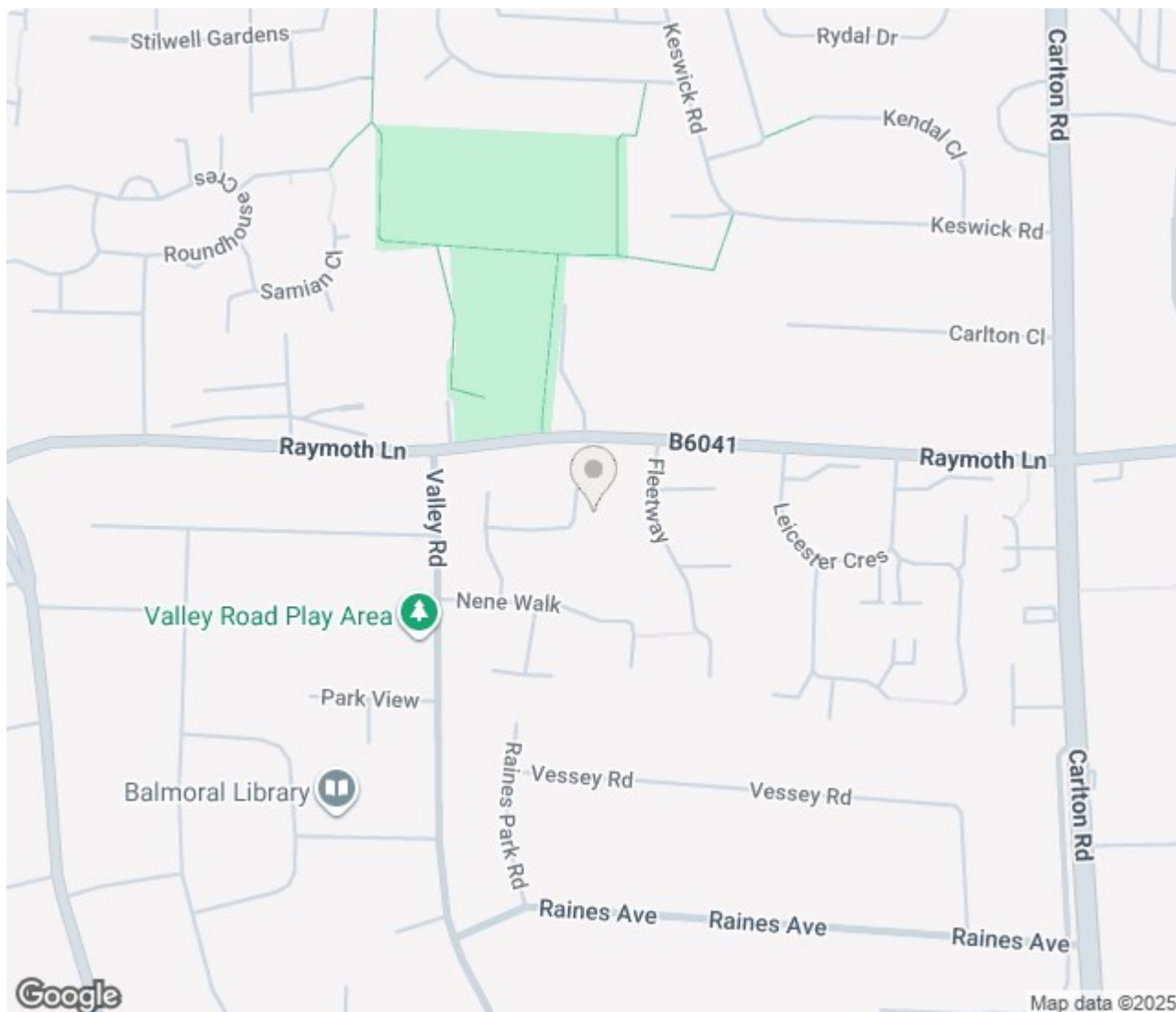
The property enjoys a smart and well-presented front elevation, with an attractive brick façade and a welcoming entrance porch. A block-paved driveway provides ample off-road parking, with gated side access leading to the rear garden.



Tel: 01909 475111



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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