



## 58 Scholey Avenue, Worksop South Yorkshire S81 8RZ

**Guide price £270,000**

Guide Price £270,000 - £290,000

A well-maintained and generously proportioned three-bedroom linked detached bungalow, pleasantly situated on Scholey Avenue in the sought-after village of Woodsetts. The property has benefited from a number of recent improvements, including new windows and doors, replacement fascia's and soffits, renewed flat roofs, and a conservatory upgraded with an insulated roof, enhancing both comfort and energy efficiency.

Internally, the bungalow offers flexible and well-balanced accommodation comprising a spacious living room, fitted kitchen/diner, and a versatile third bedroom currently used as a dining room with direct access into the conservatory. Externally, the property enjoys a private, low-maintenance rear garden, along with a garage equipped with power, lighting and an electric door, and off-road parking, making it an ideal option for those seeking comfortable single-level living in a popular village location.

- Three-Bedroom Linked Detached Bungalow
- Spacious Living Room
- Viewings Advised
- Recently Fitted Windows And Doors
- Private Rear Garden
- PRICED TO SELL
- Conservatory With New Insulated Roof
- Garage With Electric Power Door And Off-Road Parking

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## Ground Floor

### Entrance Porch

The entrance porch provides a practical and welcoming arrival space, finished with laminate flooring and offering excellent everyday functionality. From here there is internal access to the integral garage, a uPVC door leading out to the rear garden, and direct access into the kitchen, making this a particularly useful area for both day-to-day living and garden access.

### Kitchen

The kitchen/diner is fitted with a comprehensive range of wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include a built-in oven, gas hob and extractor hood, with space for additional freestanding appliances including plumbing for a washing machine.

### Lounge

A generous and well-proportioned living room positioned to the front of the property, featuring a large window allowing plenty of natural light. The room centres around a feature fireplace and offers ample space for a range of seating arrangements, creating a comfortable and inviting main reception space.

### Entrance Hall

### Family Bathroom

Fitted with a modern walk-in shower enclosure, wash hand basin and WC. The room is fully tiled and benefits from a frosted window for privacy.

### Bedroom One

A well-proportioned double bedroom benefiting from fitted wardrobes and a pleasant outlook, offering ample space for bedroom furniture.

### Bedroom Two

A further well-proportioned double bedroom, benefiting from fitted bedroom furniture providing excellent storage. The room enjoys good natural light and offers flexible use as a guest bedroom or additional principal bedroom.

### Bedroom Three

The third bedroom is currently utilised as a dining room and provides a versatile additional reception space. It benefits from direct access into the conservatory, creating an excellent flow between the living accommodation and garden. This room could easily be reverted back to a bedroom or retained as a dining or hobby room, depending on buyer requirements.

### Conservatory

Accessed from the kitchen/diner, the conservatory provides a bright and versatile additional reception space. Recently upgraded with an insulated roof, it offers improved year-round usability and enjoys pleasant views over the rear garden, with direct access to the patio.

### Outside

### Rear Garden

The rear garden has been designed for ease of maintenance, featuring a paved patio seating area and a central lawn. Enclosed by fencing and mature hedging, it offers a good level of privacy and further benefits from two gated access points, comprising a metal gate leading through to a second wooden gate, providing secure and practical access.

### Front Elevation

To the front, the property features a block paved driveway providing off-road parking, complemented by a low-maintenance gravelled front garden with established shrubbery. There is access to the integral garage, which benefits from power, lighting and an electric door, offering both convenience and secure storage.





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## Ground Floor

Approx. 115.6 sq. metres (1244.3 sq. feet)



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	73	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	73	80



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