



16 Bean Avenue, Worksop S80 2EW

Guide price £220,000

GUIDE £220,000 - £230,000

This three-bedroom semi-detached family home, complete with a garage, is situated on the sought-after Bean Avenue in Worksop. Having been a much-loved residence for many years, it boasts quality fixtures and fittings throughout.

The ground floor features a welcoming lounge, a well-presented kitchen diner, and a conservatory with a solid roof, providing an ideal year-round living space. Upstairs, there are three well-proportioned bedrooms, each fitted with built-in wardrobes, and a family bathroom offering extensive storage, a vanity sink unit, WC, and an enclosed bath with a jacuzzi feature and shower mixer tap.

Externally, the property benefits from a beautifully landscaped and mature rear garden, maintained to a high standard with multiple levels incorporating a lawn, patio area, wood shed, and abundant flowering borders and shrubs. The front of the property is equally appealing, with mature planting and a driveway providing off-road parking. The garage is equipped with electric, lighting, and plumbing, adding to the home's practicality.

This is a wonderful opportunity to acquire a well-cared-for family home in a desirable location, ready to welcome its next owners.

- Semi Detached House
- High Quality Fixtures And Fittings
- Much Loved Family Home
- Alarm System
- Three Bedrooms With A Garage
- Located In Bracebridge, Worksop
- Viewings Are Advised
- Three Reception Rooms
- Beautifully Landscaped Rear West Facing Garden
- No Onward Chain

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Ground Floor

Entrance Hall

The property is entered via a UPVC front door which opens into a welcoming entrance hall, providing access to the lounge, kitchen, and staircase rising to the first floor.

Lounge

The lounge features a UPVC bay window to the front elevation, allowing plenty of natural light to fill the room. A wood fire surround with inset gas fire creates a focal point, complemented by coving to the ceiling and a decorative ceiling rose.

Kitchen/Diner

The kitchen enjoys a bright aspect with a UPVC window to the rear elevation, providing pleasant views over the garden. It is fitted with an attractive range of cream shaker-style matching wall and base units, complemented by coordinating work-effect countertops and a composite sink with mixer tap. Cooking facilities include a four-ring gas hob with a fan-assisted oven beneath and a stainless steel extractor hood above. The layout is designed for both practicality and style, offering ample storage and workspace for everyday use. An archway leads seamlessly through to the dining room area, creating an open and sociable flow, whilst a sliding UPVC door provides direct access into the conservatory, enhancing the sense of light and space and connecting the kitchen with the garden beyond.

Conservatory

A quaint conservatory, upgraded with a solid roof and UPVC windows, provides a versatile additional living space that can be enjoyed all year round. Benefiting from a gas central heating radiator, the room is comfortably heated and perfectly suited for relaxation or entertaining. The conservatory enjoys lovely views over the garden, creating a light and welcoming atmosphere with direct access to the outdoor space.

First Floor

Bedroom One

A generously proportioned double bedroom, enjoying a UPVC window to the front elevation which allows for plenty of natural light. The room is enhanced by an extensive range of fitted wardrobes running along one wall, providing excellent storage and keeping the space both practical and uncluttered.

Bedroom Two

A well-proportioned double bedroom positioned to the rear of the property, featuring a UPVC window overlooking the garden. The room benefits from a range of fitted wardrobes, providing generous storage and making the space both practical and versatile.

Bedroom Three

A generously sized single bedroom, positioned to the front of the property with a UPVC window overlooking the elevation. The room is fitted with built-in wardrobes, offering useful storage and ensuring maximum use of the space.

Family Bathroom

The family bathroom is fitted with an obscure UPVC window to the rear elevation and features a fully fitted suite. This includes a built-in vanity unit housing the wash basin and WC with integrated storage cupboards, together with an enclosed Jacuzzi bath complete with shower mixer taps. Additional built-in storage further enhances practicality, creating a well-equipped and functional space.

Outside

Garage

The integral garage provides a highly practical and versatile space, fitted with plumbing and storage cupboards, making it ideal for utility use or additional storage. It benefits from both lighting and power, with access available to the front elevation and directly into the rear garden, further enhancing its convenience.

Rear Elevation

The property benefits from a beautifully landscaped and mature rear garden, maintained to a high standard with multiple levels incorporating a lawn, patio area, wood shed, and abundant flowering borders and shrubs.

Front Elevation

To the front of the property there is a block-paved driveway providing off-road parking for. To the right, a neatly lawned garden is complemented by well-stocked flower beds and mature shrubbery, creating an attractive approach to the home.



Tel: 01909 475111



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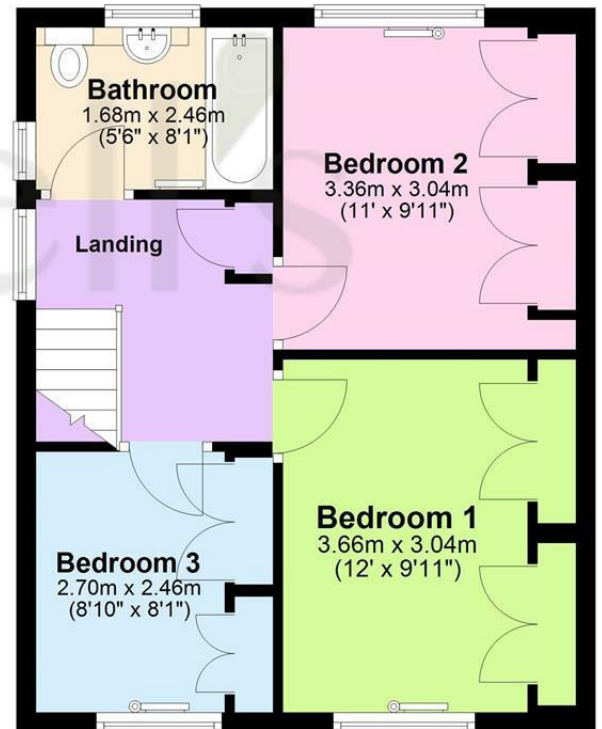
Ground Floor

Approx. 46.8 sq. metres (503.6 sq. feet)



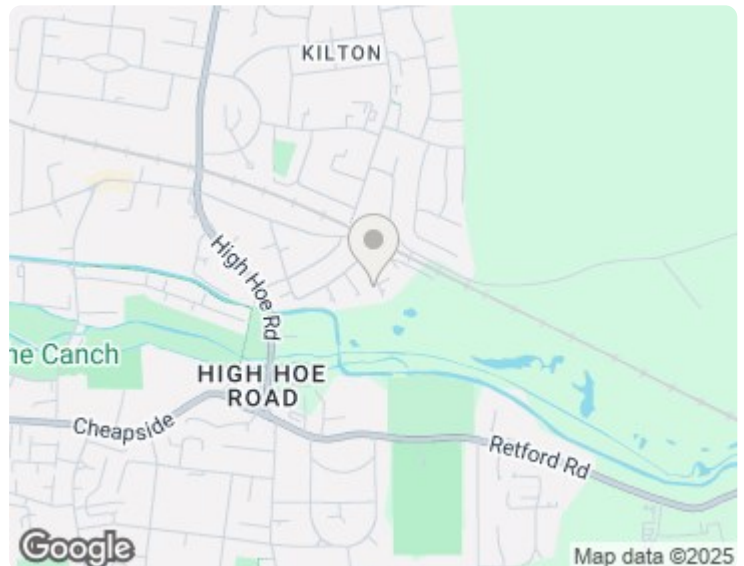
First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		72	
(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.

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