



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

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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.



Tel: 01909 475111







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>	73	80
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
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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