



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

Guide price £250,000

GUIDE PRICE £250,000 - £260,000

This impressively extended and individually styled home is located in a popular residential estate just off Valley Road in Worksop, ideally situated close to local schools, shops, and everyday amenities.

Inside, the property offers spacious, contemporary living with high-quality finishes throughout. The former garage has been thoughtfully converted to create a generous open-plan kitchen, dining, and family area—perfect for modern living and entertaining. A separate, cosy living room with a log-burning stove adds character, while a dedicated study provides a practical space for working from home.

Upstairs, you'll find four well-proportioned bedrooms, including a stylish teenagers room with bespoke bed with ample storage and a private ensuite. The property also benefits from energy-efficient solar panels, a low-maintenance rear garden, and ample off-street parking on the driveway.

Combining characterful décor with modern convenience, this home is perfectly suited for today's family lifestyle.

- Extended Detached House
- Four Bedrooms
- Bedroom Two Has Ensuite - Perfect For Teenagers
- Large Bespoke Kitchen/Family Snug With Log Burner
- Lounge With Log Burner
- Converted Garage Into An Office/Utility Room
- Solar Panels
- No Onward Chain

locating your ideal home



First Floor

Entrance Hall

A stylish composite front door opens into a welcoming entrance hall, beautifully finished with quality Kardean flooring and tasteful décor. From here, you'll find access to the cosy lounge and modern kitchen, while a spindle staircase leads gracefully to the first-floor accommodation.

Lounge

A uPVC window to the front elevation fills the room with natural light, while a striking brick-built fireplace with a multi-fuel log burner creates a charming focal point and a cosy atmosphere.

Kitchen

The kitchen offers a luxurious and spacious setting, fitted with an impressive range of wall and base units complemented by sleek granite work surfaces. A Belfast ceramic sink with a mixer tap is seamlessly integrated, adding both function and charm. There is ample space for an American-style fridge freezer and a range-style cooker, which is framed by a decorative surround that echoes the style of the cabinetry, and paired with an electric extractor fan. Additional features include an integrated dishwasher and a cast-iron-style central heating radiator, combining modern convenience with classic touches.

Sitting Room

This stunning sitting room is bathed in natural light, thanks to two rear-facing and two side-facing uPVC double-glazed windows, along with elegant French doors that open directly onto the rear garden—perfect for enjoying the outdoor space. A vaulted ceiling enhances the sense of space and character, while a multi-fuel log-burning stove set on a slate hearth adds a cosy and stylish focal point.

Utility Room

The utility room is well-appointed with a range of wall and base units topped with complementary work surfaces, offering practical storage and workspace. It features laminated wood flooring for easy maintenance and has plumbing for a washing machine, along with space for a tumble dryer. Doors from the utility room lead conveniently to the downstairs WC and the study.

Downstairs W/C

The downstairs WC features a low-flush toilet and a pedestal sink, with the boiler neatly housed within the room.

Study

A practical study with a front-facing UPVC double-glazed window and laminated wood flooring.

First Floor

Bedroom One

A spacious master bedroom boasting a front-facing uPVC double-glazed window, a central heating radiator, and laminated wood-effect flooring. One wall is beautifully fitted with high-quality wardrobes.

Bedroom Two

A uPVC window to the front elevation fills the room with natural light, complemented by a custom-built bed with integrated cupboards and drawers—an ideal setup for older children or teenagers. A door provides direct access to the ensuite bathroom, offering added privacy and convenience.

Ensuite

A uPVC obscure window to the front elevation allows natural light while maintaining privacy. The bathroom features a kidney-shaped bath with an overhead shower and a curved glass shower screen. There is a vanity sink paired with a toilet, both integrated with cupboards and drawers for ample storage. The area around the bath is fully tiled, complemented by laminate flooring and recessed spotlights, creating a bright and modern space.

Bedroom Three

Bedroom three is a generously sized double room, brightened by a uPVC window overlooking the rear elevation. The room benefits from built-in fitted storage running along one wall, providing ample space to keep the room organized.

Bedroom Four

A single room featuring a uPVC window to the front elevation, complete with fitted wardrobes that offer convenient and stylish storage.

Family Bathroom

A uPVC obscure window to the rear elevation provides privacy while allowing natural light. The bathroom features a walk-in double shower with a luxurious rainfall showerhead, complemented by a stylish shaker-style vanity unit with a pedestal sink and an integrated WC. Additional touches include a chrome towel rail and laminate flooring, creating a modern and functional space.

Outside

Rear Garden

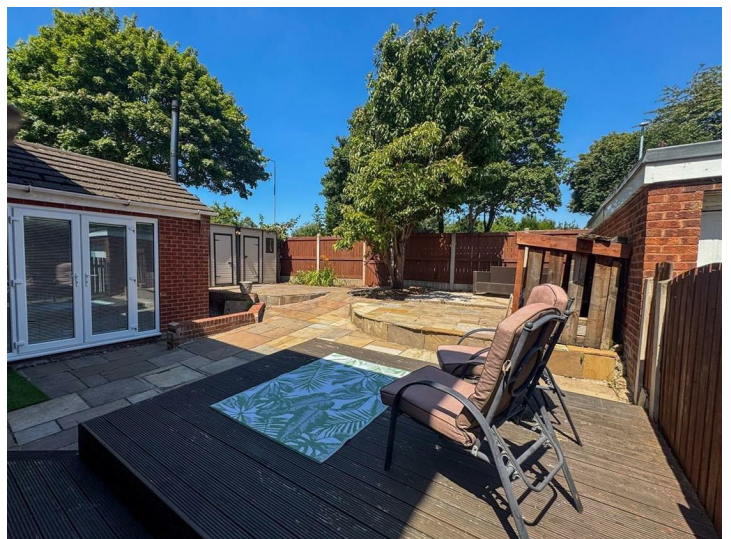
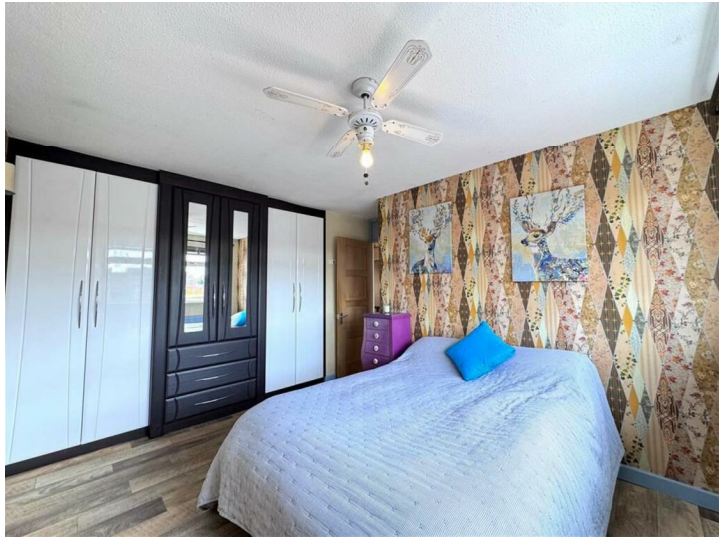
A low-maintenance rear garden beautifully paved throughout with Indian stone, featuring a raised decking area perfect for outdoor seating and entertaining. The garden is enhanced by a variety of plants and trees, creating a pleasant and inviting outdoor space. Additionally, access is available through the rear fence for convenience.

Front Elevation

The front elevation features a low-maintenance Indian stone driveway, providing off-road parking space for up to three cars.

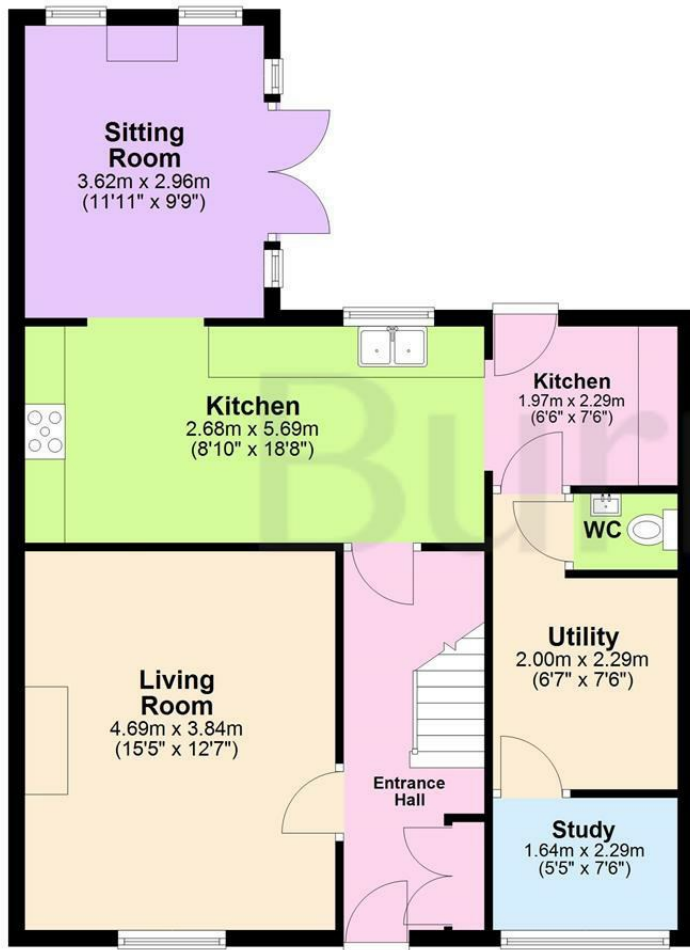


Tel: 01909 475111



Ground Floor

Approx. 71.4 sq. metres (768.0 sq. feet)



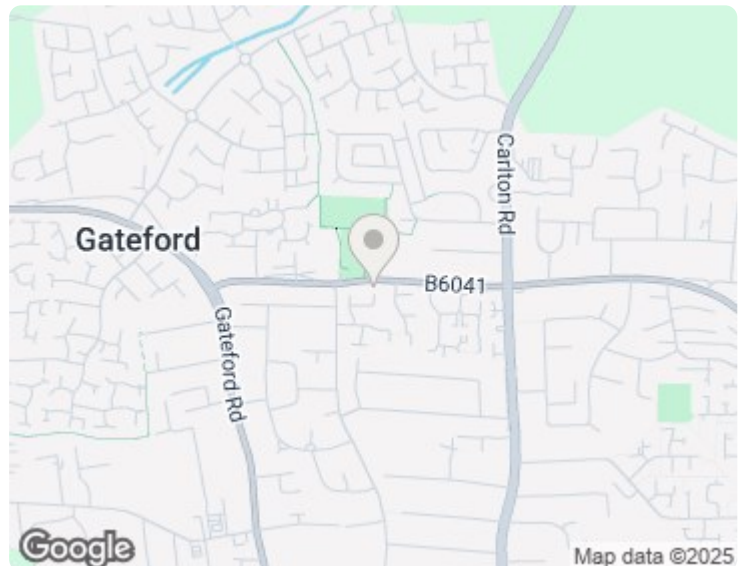
First Floor

Approx. 55.1 sq. metres (593.3 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	

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	



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