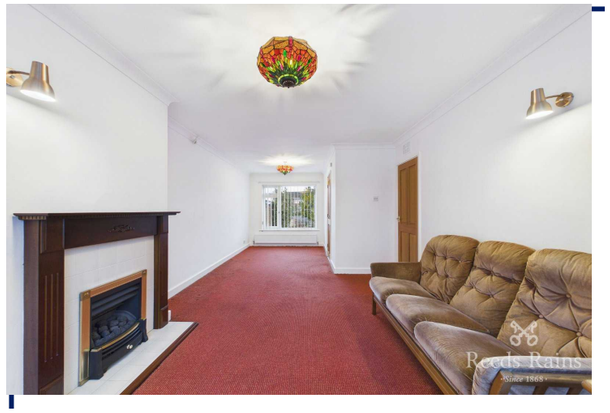
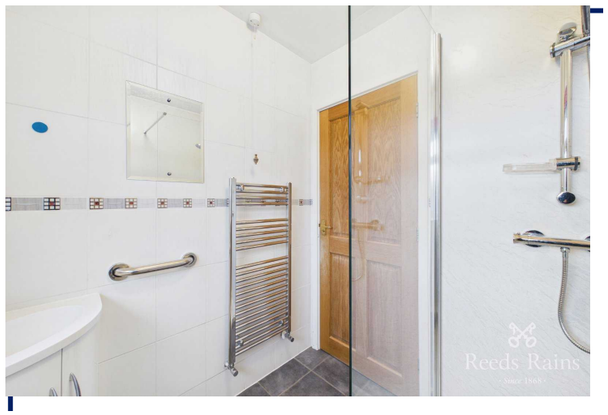
















Scholey Avenue, Woodsetts,
Worksop, South Yorkshire, S81

Asking Price: £280,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Scholey Avenue, Woodsetts, Worksop, South Yorkshire, S81

Asking Price: £280,000 Freehold

Council Tax Band: C
EPC Rating: TBC

Available with no upward chain is this fantastic three-bedroom detached bungalow, occupying an impressive plot extending to approximately 0.21 acre in the highly desirable village of Woodsetts. Offering a particularly generous amount of outdoor space, the property benefits from attractive wraparound gardens and excellent potential for those seeking a home with a larger-than-average plot, all within this sought-after village location.

Entrance Hall
A front-facing uPVC entrance door providing access to the property, fitted carpet, a built-in storage cupboard and access to the boarded and insulated loft.

Living Dining Room
25'5" x 11'7" (max) (7.75m x 3.53m (max))
A generously sized dual-aspect reception room with fitted carpet, two central heating radiators, a feature fireplace and double-glazed windows to both the front and rear elevations.

Kitchen
10'11" x 10' (3.33m x 3.05m)
Fitted with a range of wall, base and drawer units with work surfaces over, incorporating a one-and-a-half bowl sink with drainer and mixer tap. Complementary splashback tiling, integrated electric oven and grill, gas hob with extractor hood over, space for a washing machine and fridge freezer, central heating radiator, tiled flooring, rear-facing double-glazed window and a rear-facing uPVC door providing access to the conservatory.

Conservatory
12'1" x 6'9" (3.68m x 2.06m)
A useful addition to the property, the conservatory features tiled flooring, electric sockets and a utility area with base units, work surface, inset sink and drainer, together with space beneath for a tumble dryer. There is also a rear-facing uPVC door providing direct access to the rear garden.

Principal Bedroom
13'2" x 10'1" (4.01m x 3.07m)
Central heating radiator, fitted wardrobes and a front facing double glazed window.

Bedroom Two
9'9" x 9'7" (2.97m x 2.92m)
Central heating radiator and a front facing double glazed window.

Bedroom Three
9'8" x 8'9" (2.95m x 2.67m)
A versatile room which could also be utilised as a home office if desired, having a central heating radiator and a rear facing double glazed window.

Shower Room
6'4" x 6' (1.93m x 1.83m)
A modern shower room fitted with a large shower enclosure housing a mains shower and grab rail, wash hand basin with vanity unit below, chrome heated towel rail, tiled flooring and a rear facing double glazed obscure window.

Outbuilding
10'4" x 7'11" (3.15m x 2.41m)
A concrete outbuilding with lighting, electric sockets and a side-facing door providing access from the garden.

Garage
20'9" x 9'5" (6.32m x 2.87m)
A larger-than-average detached garage fitted with an up-and-over door, lighting, electric sockets and a rear-facing double glazed window.

Exterior
Occupying an impressive plot extending to approximately 0.21 acre, the property enjoys beautifully maintained wraparound gardens. The front garden is predominantly laid to lawn, complemented by attractive planting and established shrubs. A substantial block-paveddriveway provides ample off-road parking and leads to the detached garage, with the frontage further enhanced by gated access.

The generous rear garden offers an excellent amount of outdoor space, featuring an extensive lawn, block-paved patio area ideal for garden furniture, and a variety of mature trees, established shrubs and plants. To the far end of the garden is a dedicated vegetable patch, with the entire garden enclosed by fencing.

Agents Notes
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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