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FOR SALE

£255,000

Fairfax Avenue, Nottinghamshire, WORKSOP. S81 7RH



Tucked away in this delightful position with an internal inspection being most highly recommended is this well presented and attractively decorated three bedroom detached family home that has gas central heating and uPVC double glazed windows. Offering generous accommodation and a high standard of fixtures and fittings, in brief comprises of; entrance hallway, W.C, rear lounge with fire surround/electric fire and rear facing French doors to the garden, most stunning high quality fitted breakfast/dining kitchen with integrated appliances and quartz worksurfaces. On the first floor; landing, three double bedrooms, bedroom one with fitted wardrobes and ensuite, white family bathroom. Outside; double parking to the side leading to the garage, enclosed rear garden with extensive decking. Viewing Advised.

## Ground Floor

### Entrance Hallway

With entrance door, central heating radiator, stairs to the first floor, front facing window.

### W,C

With a low flush w.c, wash hand basin, extractor, central heating radiator.

### Lounge 4.36m x 3.90m (14' 4" x 12' 10")

With a feature fire surround and electric fire, central heating radiator, rear facing French doors.

### Dining/Breakfast Kitchen 6.75m x 3.02m (22' 2" x 9' 11")

A great entertaining room with high quality fitted wall and base units, granite worksurfaces, sink unit, integrated induction hob, extractor, single oven with warming drawer, wine cooler, dishwasher, fridge and freezer, plumbing for an automatic washing machine and waste, breakfast bar with seating for 2/3 bar stools, front facing window, rear facing French doors, central heating radiator.

## First Floor

### Landing

With a side facing window, storage/airing cupboard, central heating radiator.

### Bedroom One 3.67m x 3.09m (12' 0" x 10' 2")

With a built in double wardrobe, front facing window, central heating radiator.

### Ensuite

With a shower cubicle and mains shower unit, wash hand basin, low flush w.c, front facing window, central heating radiator.

### Bedroom Two 3.52m x 2.44m (11' 7" x 8' 0")

With a rear facing window, central heating radiator.

### Bedroom Three 2.78m x 2.44m (9' 1" x 8' 0")

With a rear facing window, central heating radiator.

### Bathroom,

Fitted in a white suite that comprises of; panelled bath, wash hand basin, low flush w.c, rear facing window, tiling, central heating radiator, rear facing window.

### Outside

#### Driveway

Two parking spaces to the side in front of the garage.

#### Garage

With up and over door, electric light and power laid on, side door to the garden.

### Enclosed Rear Garden

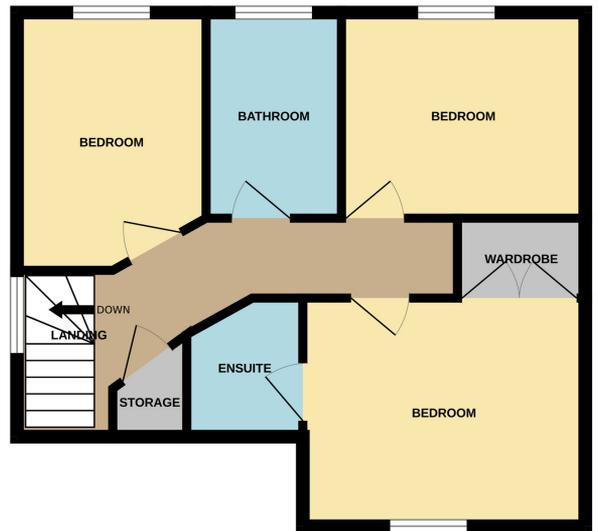




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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