

FOR
SALE



40 Fairfax Avenue Nottinghamshire, WORKSOP S81 7RH

£255,000 - Freehold



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PROPERTY SUMMARY

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 granite 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.

POINTS OF INTEREST

- *Viewing Most Highly Advised*
- *Well Presented and Attractively Decorated*
- *Three Double Bedrooms*
- *Detached Home*
- *Gas Central Heating*
- *uPVC Double Glazed*
- *High Quality Fitted Dining Kitchen*
- *Driveway & Garage*
- *Tucked Away*
- *Generous Enclosed Rear Garden*



ROOM DESCRIPTIONS

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 aby 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

With a stunning decked area, lawn, borders and shrubs.

