

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

3 Fairfax Avenue



- **Superbly Well Fitted and Presented Family Home**
- **High Standard and Specification**
- **Larger than Average Plot, Deceptively Spacious Living Accommodation**
- **Early Viewing Essential**

A quite exceptional four-bedroom detached family home located on a generous plot within this sought after residential location. The property oozes kerb appeal and the interior of the property does not disappoint as the present owners have improved the property using meticulous attention to detail and the very best materials and fittings that make up this superb property. The interior is in excellent decorative order with the standard and specification of the fittings throughout to match, early viewing is highly recommended to both appreciate and to avoid disappointment. In summary the property includes, entrance hall, ground floor WC, good sized lounge, outstanding living kitchen featuring a bespoke Karl Benz fitted kitchen, separate dining room. The spacious first floor provides 4 bedrooms (two with en suite facilities), and a family bathroom. There is an attractive frontage, double drive and access to the garage and an EV charge point. To the rear is an enclosed landscaped garden.

£335,000

3 Fairfax Avenue, Worksop S81 7RH

The accommodation-

Ground Floor

Entrance Hall

With a composite double glazed entrance door Spindle staircase to the first floor under stairs store cupboard, central heating radiator with fitted radiator cover. Ground floor WC with fitted WC, hand basin and central heating radiator.

Dining Room 11'5" x 9'2" (3.48m x 2.79m)

Coved ceiling and central heating Radiator.



Lounge 15'5" x 13'9" (4.69m x 4.19m)

The lounge benefits from a deep square bay to the rear with double French style patio doors offering access to the patio and garden area. There is a feature fireplace with raised hearth, fitted back and surround, and an inset electric fire, coved ceiling and central heating radiators.



Living /Breakfast Kitchen 22'7" x 10'2" (6.88m x 3.09m)

The kitchen is fitted with a superb Carl Benz bespoke kitchen featuring glass cabinet doors, soft close drawers and with innovative storage solutions which are complimented with Silestone quartz work surfaces with drainer and inset 1 ½ bowl stainless steel sink unit. There is a fitted Zip hydro boiling tap. The high quality fitted appliance include twin self-cleaning electric ovens, a large induction hob with a professional full width cooking extractor hood above. To the rear of the room is a breakfast/sitting room with deep square bay housing double French style doors providing access to the patio and garden.



On the first floor

**Master Bedroom 12'1'' x 10'2''
(3.68m x 3.09m)**

With two double built-in wardrobes, central heating radiator. En suite, refitted with quality fitted on suite with low flush WC wash and basin fitted vanity unit walk-in shower enclosure panelled ceiling aqua board splash backs central heating radiator.



**Bedroom Three 9'2'' x 8'6''
(2.79m x 2.59m)**

Central heating radiator with fitted double wardrobe.



**Bedroom Four 10'2'' x 6'1''
(3.1m x 2.1m)**

Central heating radiator.



**Guest bedroom /Bedroom Two 9'6'' x 6'7''
(2.89m x 2.00m)**

With built-in wardrobe, en-suite facilities, with shower cubicle.



Family Bathroom

A well fitted family bathroom half tiled and with a fitted suite in white comprising low flush wc, pedestal hand basin and a fitted panelled bath with fitted shower mixer tap, fitted extractor fan.



Garage 18'2" x 8'2" (5.53m x 2.8m)

With and up and over access door, light and power laid on, wall mounted ideal classic gas central heating boiler and a fitted EV (7KW) home charging point. The rear garden can be accessed from a side gate and pathway. The enclosed rear offers a generously sized garden which has been fully landscaped to provide a most attractive versatile family garden with full width patio, lawn and additional decked sitting area, feature walls and well stocked/planted borders. There is useful storage shed to the side of the property.

Landing

With loft access hatch, partly boarded with light laid on.

Outside

The property has an attractive frontage and a double width drive and access to the.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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