

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

25 Fairfax Avenue, Worksop



- **Spacious Four Bedroom Detached Home With Generous Living Areas and Modern Layout**
- **Two En suite Bedrooms Plus a Family Bathroom; Built in Wardrobes in Three Bedrooms**
 - **Extended With A Large Conservatory Providing Extra Family Living Space**
- **Well Maintained Gardens, Double Driveway, Garage With Remote Door and EV Charging Point**
- **Desirable Gateford Location With Excellent Access To A57, A1 and M1 For Convenient Commuting**

This impressive four-bedroom detached family home is situated in the ever-popular Gateford development, offering easy access to major road networks including the A57, A1, and M1 – ideal for commuters. The property boasts a generously sized footprint, further enhanced by the addition of a spacious conservatory at the rear, creating versatile family living space. The ground floor features a welcoming entrance hall, a comfortable lounge, a separate dining room, and a well-appointed breakfast kitchen that flows seamlessly into the conservatory. Upstairs, the home continues to impress with four well-proportioned bedrooms. The master suite benefits from a dressing area and en-suite, while the second bedroom also enjoys en-suite facilities. Three of the bedrooms include built-in wardrobes, mains smoke detectors fitted, complemented by an additional family bathroom. Externally, the property stands within well-kept gardens and includes a double driveway, a garage with remote roller door, and an EV charging point. The enclosed rear garden offers a neat lawn and decking area and well stocked borders. Early viewing is highly recommended to fully appreciate all this home has to offer.

£ 300,000

25 Fairfax Avenue, Worksop, S81 7RH

Entrance Hall

Composite double glazed entrance door, coved ceiling, dado rail, central heating radiator

Ground Floor WC

Fitted hand basin set in vanity unit, low flush WC, coved ceiling and central heating radiator.

Dining Room 11'7" x 9' (3.53m x 2.74m)

Coved ceiling, dado rail and central heating radiator.



Lounge 16'2" x 13'9" (4.92m x 4.19m)

A good-sized lounge with measurements taken into the attractive square bay to the rear which has double door which open to the garden. There is a fitted feature fireplace with surround and a raised hearth and inset gas fire.



Breakfast Kitchen 18'6" x 10'3" (5.63m x 3.12m)

Featuring an extensive range of fitted solid timber units including base drawer and high level units which are complimented with a range of fitted work surfaces with inset composite sink unit with drainer and mixer tap, tiled splashbacks, under unit lighting with fitted integrated appliances including a fridge, John Lewis electric oven, John Lewis 5 ring gas hob, fitted stainless steel and glass extractor fan, dishwasher, washing machine, central heating radiator and double doors to the conservatory.



Conservatory 14'9" x 11'6" (4.49m x 3.5m)

With a brick built base and with UPVC double glazed windows and double doors to the garden and 2 fitted electric heaters.



On The First Floor

Landing

Fitted cylinder tank cupboard, loft access hatch (fitted loft ladder and light) and central heating radiator.

Master Bedroom Suite

Bedroom 12'4" x 9'11" (3.75m x 3.02m)

Featuring three front facing windows, with two double built in wardrobes, TV and telephone points fitted and central heating radiators



Dressing Area 6'2" x 5'10" (1.88m x 1.77m)

With a built-in wardrobe.

En Suite

Half tiled with WC and hand basin set in vanity unit, walk in shower enclosure, coved ceiling, extractor fan and central heating radiator.



Bedroom Two 13'8" Reducing To 9'9" x 8'1" (4.16m Reducing To 2.97m x 2.46m)

With coved ceiling, central heating radiator and built in wardrobe.



En Suite

Half tiled and with shower enclosure, pedestal hand basin, coved ceiling, central heating radiator and extractor fan

Bedroom Three 9'8" x 8'8" (2.94m x 2.64m)

Built in double wardrobe, coved ceiling and central heating radiator.



Bedroom Four 10'4" x 6'11" (3.15m x 2.10m)

Coved ceiling central heating radiator.



Bathroom

Half tiled fitted suite including radiator, panelled bath with mixer shower tap, coved ceiling, extractor fan and central heating radiator.



Outside

To the front of the property is an attractive lawned garden with established borders, a double drive provides vehicle parking and access to the integral garage.

Garage – light, power points and tap laid on, fitted garolla remote roller access door, internal courtesy door and EV fitted inside.

Along the side of the property is an access pathway with an external power point and gate to the enclosed rear garden well-kept with decked pathway and sitting area, lawn and established shrubbery, garden shed included in the sale



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.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.