



36 FAIRFAX AVENUE WORKSOP, S81 7RH

£175,000
FREEHOLD

A stylish and well-maintained three-bedroom semi-detached family home, beautifully presented throughout and ready to move straight into. The property offers a spacious living room, a contemporary open-plan breakfast kitchen with French doors leading to a low-maintenance rear garden, and three well-proportioned bedrooms served by a modern family bathroom.

Situated in the highly sought-after area of Gateford, Worksop, the property is ideally located close to local shops, reputable schools, and a range of everyday amenities. It also benefits from excellent transport links, with convenient access to the A1 and M1 motorway networks, making it perfect for commuters and families alike.

**Kendra
Jacob**

Powered by

JBS Estates

36 FAIRFAX AVENUE

- Well-maintained three-bedroom semi-detached family home
- Stylish and contemporary presentation throughout
- Spacious and inviting living room
- Modern open-plan breakfast kitchen
- French doors opening onto the rear garden
- Three well-proportioned bedrooms
- Contemporary family bathroom suite
- Low-maintenance, enclosed rear garden
- Located in the sought-after area of Gateford, Worksop
- Excellent access to local shops, schools, amenities, and A1/M1 links



ENTRANCE HALLWAY

A welcoming entrance hallway accessed via a side-facing composite door, complemented by a front-facing uPVC double-glazed window. Features include a central heating radiator, sleek laminated wood flooring, and internal access to the spacious living room.

LIVING ROOM

Beautifully presented and generously proportioned, the living room boasts a front-facing uPVC double-glazed window, elegant ceiling coving, and a central heating radiator. Additional features include a useful under-stairs storage cupboard, stylish laminated wood flooring, and a spindle staircase rising to the first-floor landing. A door leads through to the open-plan breakfast kitchen.

BREAKFAST KITCHEN

This contemporary and generously sized breakfast kitchen is fitted with an extensive range of wall and base units, complemented by stylish work surfaces. It incorporates a stainless steel sink with mixer tap, a fan-assisted electric double oven, integrated microwave, gas hob with extractor hood above, and an integrated fridge freezer. There is plumbing for an automatic washing machine and a breakfast bar ideal for casual dining. Further features include LED kickboard lighting, laminated wood flooring, a central heating radiator, a rear-facing uPVC double-glazed window, and French doors opening onto the rear garden.

FIRST FLOOR LANDING

The landing features spindle balustrades, loft access, and a central heating radiator, with doors leading to three well-proportioned bedrooms and the family bathroom.

MASTER BEDROOM

A spacious and stylish principal bedroom featuring two front-facing uPVC double-glazed windows, a central heating radiator, and a useful over-stairs storage cupboard.

BEDROOM TWO

A well-proportioned double bedroom with a rear-facing uPVC double-glazed window, central heating radiator, and laminated wood flooring.

BEDROOM THREE

A generously sized third bedroom with a rear-facing uPVC double-glazed window, central heating radiator, and laminated wood flooring.

FAMILY BATHROOM

A modern and attractive three-piece suite in white, comprising a panelled bath with overhead electric shower and glass screen, vanity wash hand basin, and low-flush WC. Finished with partial wall tiling, laminated wood flooring, a chrome heated towel rail, and a side-facing obscure uPVC double-glazed window.

EXTERIOR

To the front, the property enjoys an open-plan garden mainly laid to lawn, alongside a driveway providing off-road parking and gated access to the rear.

The rear garden is a well-designed, low-maintenance outdoor space featuring decked and paved seating areas, decorative pebbling, a summer house, steps that lead to a lower level garden with garden shed, external lighting, and an outside water tap—ideal for both relaxing and entertaining.

36 FAIRFAX AVENUE





36 FAIRFAX AVENUE

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

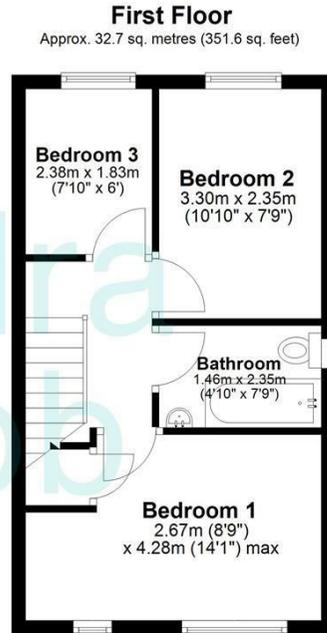
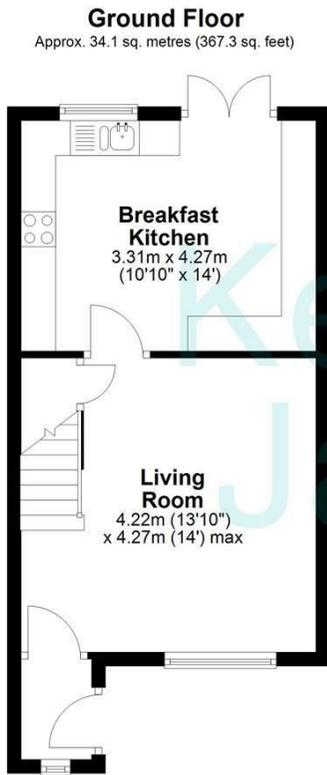
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 718.90 sq ft

Tenure – Freehold





Total area: approx. 66.8 sq. metres (718.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

Powered by
JBS Estates