



## 22 FAIRFAX AVENUE WORKSOP, S81 7RH

£300,000  
FREEHOLD

We are delighted to present this well-presented and spacious four-bedroom detached family home, occupying a desirable corner plot and offering excellent kerb appeal. Only by viewing can the full quality and generous accommodation on offer truly be appreciated. This superb family home immediately impresses with a spacious entrance hall and a generous storage area. A versatile study/office, a separate dining room, and convenient downstairs WC add to the home's flexible layout. At the heart of the property is a stunning open-plan kitchen and living space, accessed via elegant double oak doors, ideal for both everyday family life and entertaining. The contemporary kitchen is beautifully appointed with integrated appliances and a stylish central breakfast island, creating a true social hub. Outside, the property continues to shine with a beautifully landscaped rear garden featuring tropical planting, lawn and patio areas, plus a dedicated gravelled seating space complete with a wooden canopy, perfect for relaxing or hosting. To the front, off-road parking for two vehicles completes this fantastic home.

Kendra  
Jacob

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# 22 FAIRFAX AVENUE

- DETACHED FAMILY HOME • FOUR BEDROOMS • EN SUITE TO THE MASTER BEDROOM • OFFICE/STUDY ROOM • SEPERATE DINING ROOM • OPEN PLAN KITCHEN & LIVING AREA WITH MODERN KITCHEN APPLIANCES • BEAUTIFUL LANDSCAPED GARDEN WITH TROPICAL TREES AND PLANTS • OFF ROAD PARKING • DOWNSTAIRS WC • POSITIONED ON A CORNER PLOT



## ENTRANCE HALL

A spacious and welcoming hallway featuring laminate flooring, central heating radiator, and a large storage cupboard housing the central heating boiler.

## DINING ROOM

A well-proportioned dining room with a front-facing double glazed window, central heating radiator, power points, and laminate flooring.

## OFFICE/STUDY

A versatile room currently used as a home office, with a front-facing double glazed window, central heating radiator, laminate flooring, and power points.

## DOWNSTAIRS WC

Fitted with a low flush WC, wash hand basin, central heating radiator, tiled flooring, and a side-facing double glazed obscure window.

## OPEN PLAN KITCHEN/LIVING AREA

An impressive open-plan space with a rear-facing double glazed bay window, laminate flooring, power points, TV point, and central heating radiator. Double oak doors enhance the flow of the room. The kitchen area offers a modern style of wall and base units with plinth spotlights, work surfaces incorporating a stainless steel sink, induction hob with cooker hood above, and electric oven. Integrated appliances include a washing machine, dishwasher, fridge, and freezer.

A central island with seating provides a perfect social hub, complemented by tiled flooring. Additional features include

a rear-facing double glazed window and a uPVC door leading to the garden.

## FIRST FLOOR-LANDING

A spacious landing with a side-facing double glazed obscure window adding character, loft access, central heating radiator, built-in storage cupboard, and power point.

## BEDROOM ONE

A generous double bedroom with a front-facing double glazed window, built-in wardrobes to one side of the room, TV point, power points, and a central heating radiator. Access to the en suite.

## ENSUITE

Comprising of a shower enclosure, pedestal sink, low flush w/c, central heating radiator, wall mounted cupboard with mirror and a side facing double glazed obscure window.

## BEDROOM TWO

With a rear-facing double glazed window, central heating radiator, and power points.

## BEDROOM THREE

Featuring a rear-facing double glazed window, built-in wardrobe, to one side of the room, central heating radiator, and power points.

## BEDROOM FOUR

With two front-facing double glazed windows, central heating radiator, and power points.

## FAMILY BATHROOM

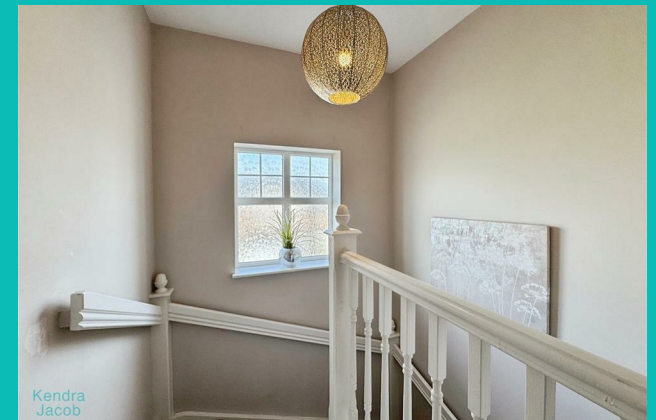
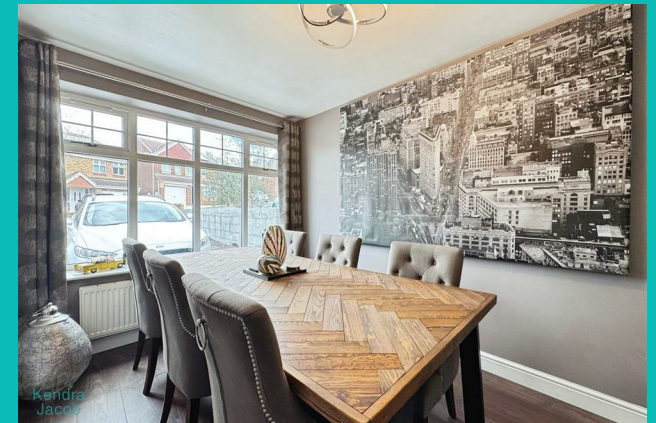
A fully tiled suite comprising a panelled bath with shower

attachment, wash hand vanity unit, low flush WC, chrome towel radiator, extractor fan, and side-facing double glazed obscure window.

#### EXTERNAL

To the front of the property is a tarmac driveway providing off-road parking for two vehicles, alongside a decorative slate area with a featured tropical tree and a secured side gated access. To the rear offers a beautifully enclosed garden boasts tropical trees, shrubs, flower beds, a lawn, and patio areas. There is also a gravelled section with a wooden canopy, external power points and an outside tap.

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### ADDITIONAL INFORMATION

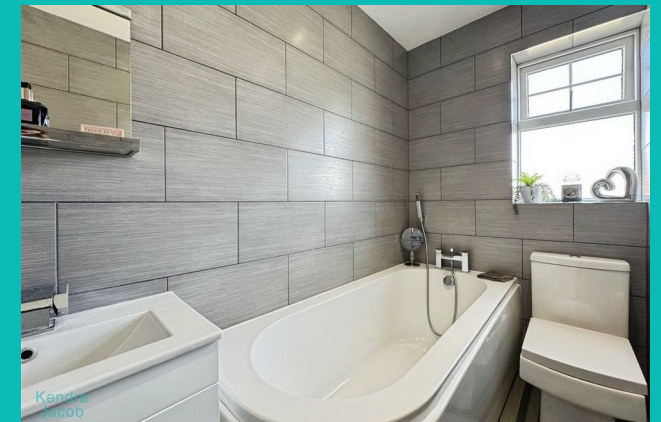
**Local Authority** – Bassetlaw

**Council Tax** – Band D

**Viewings** – By Appointment Only

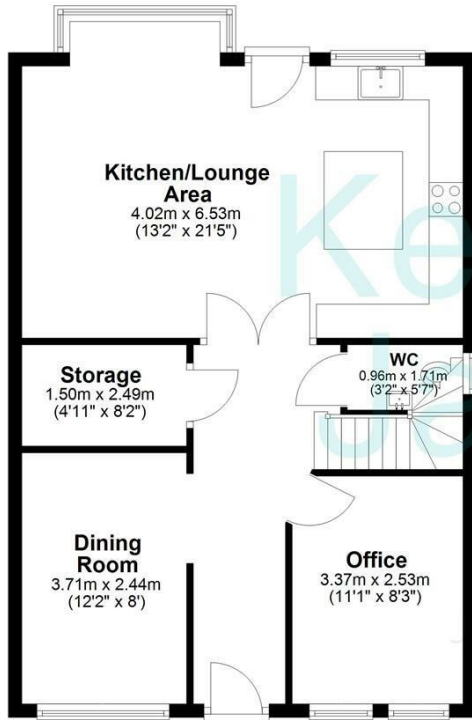
**Floor Area** – 1270.60 sq ft

**Tenure** – Freehold



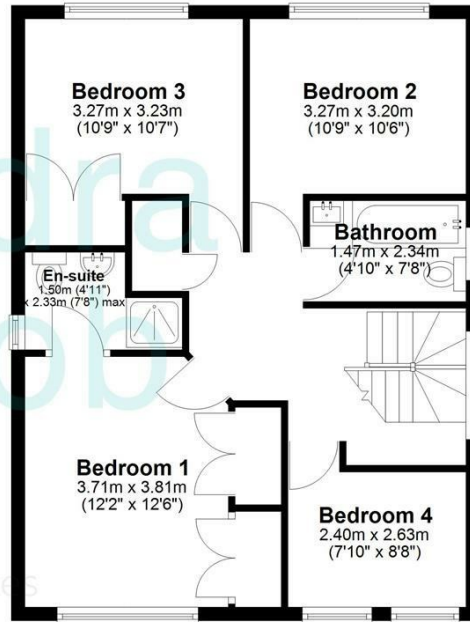
### Ground Floor

Approx. 62.4 sq. metres (671.4 sq. feet)



### First Floor

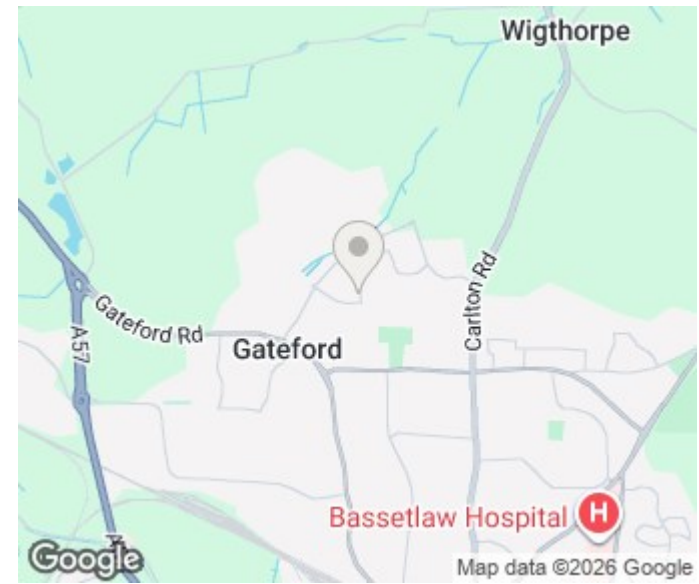
Approx. 55.7 sq. metres (599.2 sq. feet)



Total area: approx. 118.0 sq. metres (1270.6 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) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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