



**3 Fairfax Avenue, Worksop  
S81 7RH**

**Offers over £320,000**

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Situated in the sought-after area of Gateford, this beautifully presented 4-bedroom detached home offers spacious and versatile living, ideal for modern family life. Boasting a stylishly landscaped rear garden, integral garage, and driveway for two vehicles, this property ticks all the boxes for comfort and convenience.

Step inside to discover a generous breakfast kitchen, a separate dining room, and two sets of patio doors opening onto the garden—perfect for indoor-outdoor entertaining. The home also benefits from two en-suite bedrooms, ample storage throughout, and a light-filled, flowing layout designed for contemporary living.

- 4 spacious bedrooms
- 2 en-suites + family bathroom
- Immaculately landscaped rear garden
- Integral garage & driveway parking for 2 cars
- Breakfast kitchen & Separate Dining Room
- Dual patio doors to rear garden
- Excellent storage solutions throughout

locating your ideal home



### Hallway

15'1" x 8'2" (4.6 x 2.49)

Welcoming entrance hall with laminate flooring, providing access to the dining room, kitchen, living room, WC, and first floor. Features include a stair storage cupboard and internal door giving access to the integral garage

### Dining Room

11'7" x 9'1" (3.54 x 2.79)

Bright and stylish front-facing reception room with two new UPVC double-glazed windows, carpeted flooring, and a modern neutral décor—ideal for formal dining or as a flexible second sitting room

### Downstairs WC

2'9" x 6'11" (0.86 x 2.12)

Convenient ground floor cloakroom with laminate flooring, low flush WC, hand wash basin, and an obscure double-glazed side window for natural light

### Living Room

13'5" x 13'9" (4.10 x 4.21)

Spacious and elegant main reception room with a marble-effect gas fire, carpeted flooring, and abundant natural light from the bay-style patio doors that open onto the garden—perfect for relaxing and entertaining

### Breakfast Kitchen

18'6" x 10'3" (5.65 x 3.14)

Striking Contemporary Kitchen

This bespoke German-made kitchen by Karl-Benz perfectly balances style and functionality. Showcasing large ceramic floor tiles and sleek glass wall and base units, it is finished with elegant Silestone worktops and enhanced by integrated mood lighting for a sophisticated ambience.

Designed for modern living, the kitchen features two self-cleaning ovens, a five-ring electric hob, an integrated dishwasher, and a premium 'Zip' HydroTap delivering both boiling and filtered water. There's also space for a freestanding fridge-freezer.

A cozy snug area—currently used informally for seating—offers flexibility and could easily accommodate a small dining table. Patio doors open directly onto the landscaped rear garden, creating a seamless flow between indoor and outdoor spaces.

### First Floor Landing

5'0" x 10'1" (1.53 x 3.08)

A spacious and bright landing giving access to all four bedrooms, the family bathroom, a storage cupboard, and the loft hatch.

### Master Bedroom

10'0" x 12'5" (3.06 x 3.79)

A substantial master suite with three front-facing uPVC double-glazed windows, triple fitted wardrobes, a dressing area with another storage cupboard. Access to a private en-suite shower room

### En-suite Bathroom

7'7" x 5'6" (2.32 x 1.70)

Fully tiled to floor and walls, this modern en-suite includes a walk-in shower with glass screen, low flush WC, hand wash basin, and additional storage cupboard.

### Second Bedroom

13'8" x 8'0" (4.17 x 2.46)

A generous double room with rear-facing window, fitted storage cupboard, and private access to its own en-suite shower room.

### Second Ensuite

5'7" x 2'5" (1.71 x 0.75)

Side-facing obscure double-glazed window, enclosed shower unit, hand wash basin.

### Third Bedroom

Well-proportioned double room with a fitted wardrobe, attractive décor, and front-facing uPVC double-glazed window.

### Fourth Bedroom

10'3" x 6'11" (3.14 x 2.11)

Another bright and spacious bedroom with a rear-facing UPVC double-glazed window, well decorated and suitable for use as a bedroom, study, or nursery

### Family Bathroom

7'4" x 5'6" (2.24 x 1.70)

Modern family bathroom with floor and wall tiling, three-piece suite including a panelled bath with overhead mains shower, low flush WC, hand wash basin, and an obscure glazed window for privacy

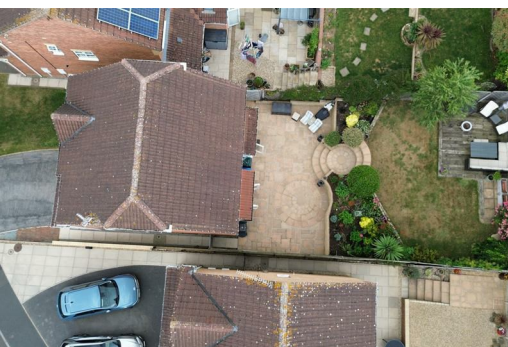
### Externals

Front

Attractive frontage with a driveway providing off-street parking for at least two vehicles, integral garage, and a neat lawned area.

Rear Garden

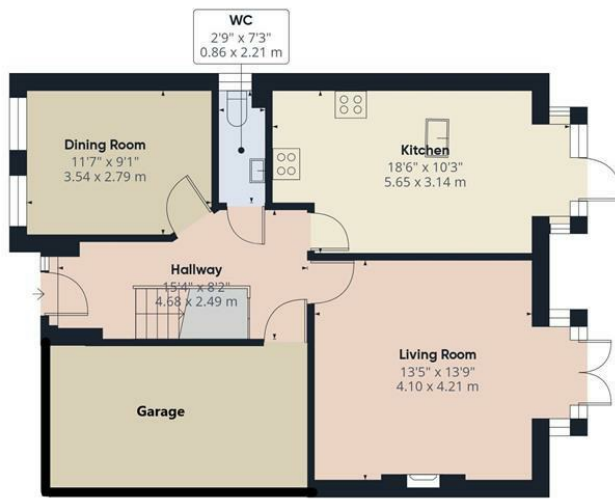
A beautifully landscaped and low-maintenance rear garden with paved patio, steps leading to a private lawn, decked seating area, and mature, well-stocked borders. The garden also benefits from side access gates leading to the front of the property—ideal for families and entertaining.



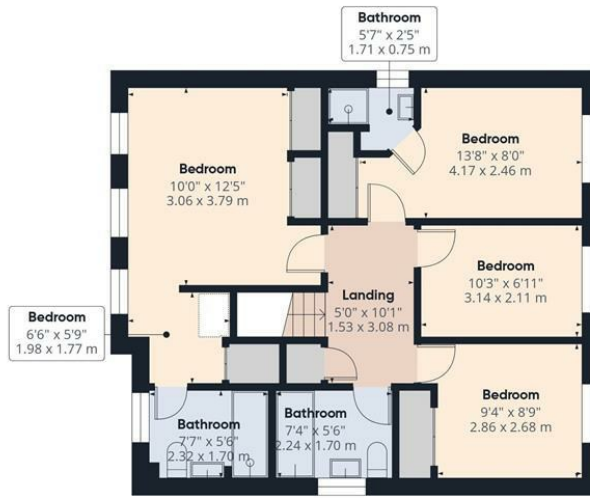
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Floor 0



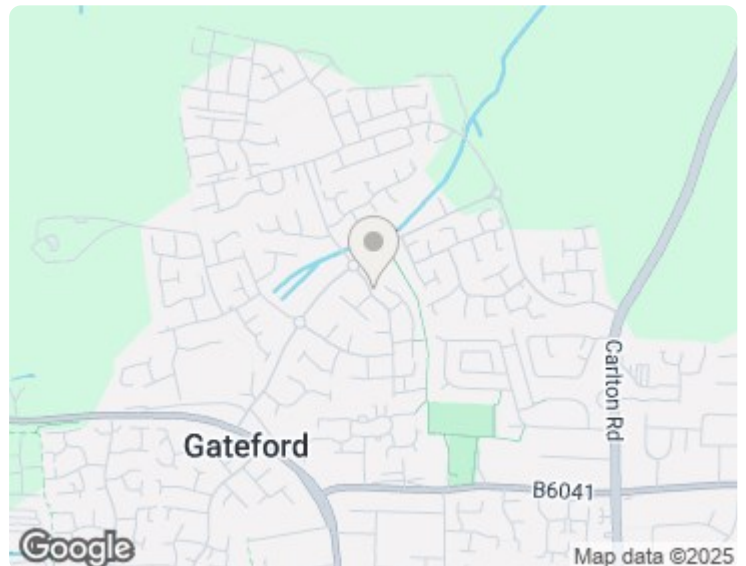
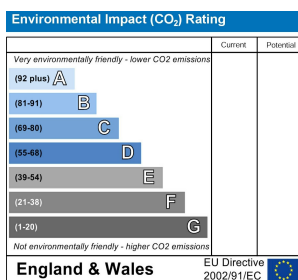
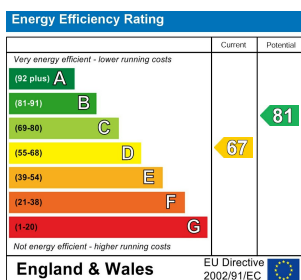
Floor 1

Approximate total area<sup>(1)</sup>  
1234 ft<sup>2</sup>  
114.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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