

# BURGIN ATKINSON

& C O M P A N Y



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ATKINSON

## 17 Thoresby Way

, Retford, DN22 7WS

**£235,000**



3 BED DETACHED FAMILY HOME LOCATED ON A GENEROUS CORNER PLOT - EN-SUITE TO MASTER BEDROOM - MODERN KITCHEN - SPACIOUS LIVING ROOM - OFF STREET PARKING WITH SINGLE GARAGE - ENCLOSED REAR GARDEN - EPC RATING : C - COUNCIL TAX BAND : C



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**Description**

This well proportioned 3 bedroom detached property is situated in Ordsall just to the edge of Retford Town. Ordsall has many amenities within close proximity of the property including a Co-Op supermarket, pharmacy, post office and a regular bus service providing frequent links to the town centre. For those who would be commuting, Retford Train Station is also within walking distance and only a few minutes drive with quick and easy rail links to London, Lincoln, Doncaster and Sheffield.

This well-presented family home opens with a welcoming entrance hall leading to all ground floor rooms. The spacious living room features a fireplace, a half bay window, and double patio doors opening onto the rear garden—ideal for family living and entertaining. The modern kitchen is fitted with an integrated oven and hob with extractor, and provides side access. A convenient ground floor cloakroom with WC completes the layout.

Upstairs, the main bedroom benefits from an en-suite shower room. Two further good-sized bedrooms both include bespoke fitted beds, making excellent use of space. The family bathroom is fitted with a bath and overhead shower, hand wash basin, and WC.

Outside, the enclosed rear garden is mainly laid to lawn with a raised decking area, which features a brick built fire pit integrated into the decking. A brick-built BBQ house adds a unique entertaining space. To the front, there is off-street parking and a single link-detached garage.

**Living Room 12'2" x 14'9" (3.71 x 4.52)**

**Kitchen 12'1" x 8'9" (3.70 x 2.69)**

**W/C 2'6" x 5'10" (0.78 x 1.78 )**

**Bedroom One 10'4" x 11'5" (3.17 x 3.50 )**

**En-Suite 5'9" x 5'1" (1.77 x 1.57)**

**Bedroom Two 7'2" x 8'7" (2.19 x 2.63)**

**Bedroom Three 9'5" x 6'0" (2.89 x 1.84)**

**Bathroom 6'5" x 5'8" (1.96 x 1.73)**

**Garage 8'5" x 16'6" (2.57 x 5.04)**

**General Remarks & Stipulations**

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Parking: Off Street parking.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

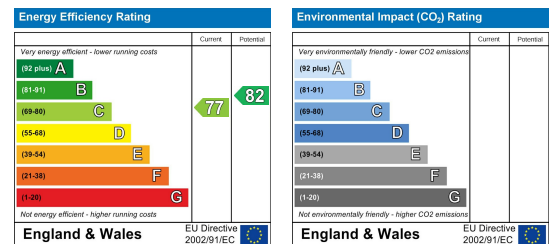
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on 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 or warranty in respect of the property.