

BURGIN ATKINSON

& C O M P A N Y



12 St. Saviours Close

, Retford, DN22 6SA

£215,000



Offering well-proportioned accommodation, useful storage and attractive front and rear gardens, this is a fantastic opportunity for families, first-time buyers or those looking for a comfortable home with plenty of potential.



Description

Upon entering this property via the useful entrance porch, you are welcomed into the bright and inviting entrance hall which offers a full length storage cupboard. The spacious dual-aspect living/dining room provides a versatile and sociable space, with attractive wall coving adding character and definition between the two areas. The living room features a charming brick-built gas fire set on a marble hearth with a feature mantel above, creating a cosy focal point.

The dining area benefits from a large window, flooding the room with natural light, while a door provides direct access into the kitchen. The modernised kitchen is well equipped with an integrated oven and hob with extractor above, useful pantry and a door opening directly onto the rear garden.

Upstairs, the property offers three bedrooms, including a generous main bedroom with fitted wardrobes, a second double bedroom and a further smaller bedroom, ideal as a child's room, home office or study. The family bathroom is fully tiled and features a contemporary walk-in shower, hand wash basin set within a vanity unit and WC.

Outside, the fully enclosed rear garden has been designed for easy maintenance and is predominantly laid to lawn, complemented by a good-sized block-paved patio, raised flowerbeds and established planted shrubbery—providing an ideal space for outdoor entertaining and relaxation.

To the front, a generous lawned garden provides excellent kerb appeal, while a tarmac driveway offers parking for two vehicles. The driveway leads to a spacious single attached garage, with additional external storage space conveniently located just off the garage. This versatile area could provide an excellent opportunity for a utility room, subject to any necessary permissions.

Location

St Saviors Close is a small cul de sac development in a popular residential area of the town with convenient distance of the town centre and amenities. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

Entrance Hallway 9'6" x 5'11" (2.90 x 1.82)

Living Room 13'0" x 10'3" (3.96m x 3.12m)

Dining Area 9'1" x 8'8" (2.77m x 2.64m)

Kitchen 9'2" x 7'7" (2.79m x 2.31m)

Pantry 4'8" x 2'7" (1.43 x 0.79)

Bedroom One 12'6" x 9'11" (3.81m x 3.02m)

Bedroom Two 9'8" x 9'11" (2.96 x 3.03)

Bedroom Three 8'9" x 6'6" (2.67m x 1.98m)

Bathroom 5'7" x 6'7" (1.72 x 2.02)

Garage 15'7" x 8'3" (4.77 x 2.52)

Store Room 3'4" x 4'11" (1.02 x 1.52)

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 B.

Services: Mains water, electricity and drainage are connected. 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 is available.

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.

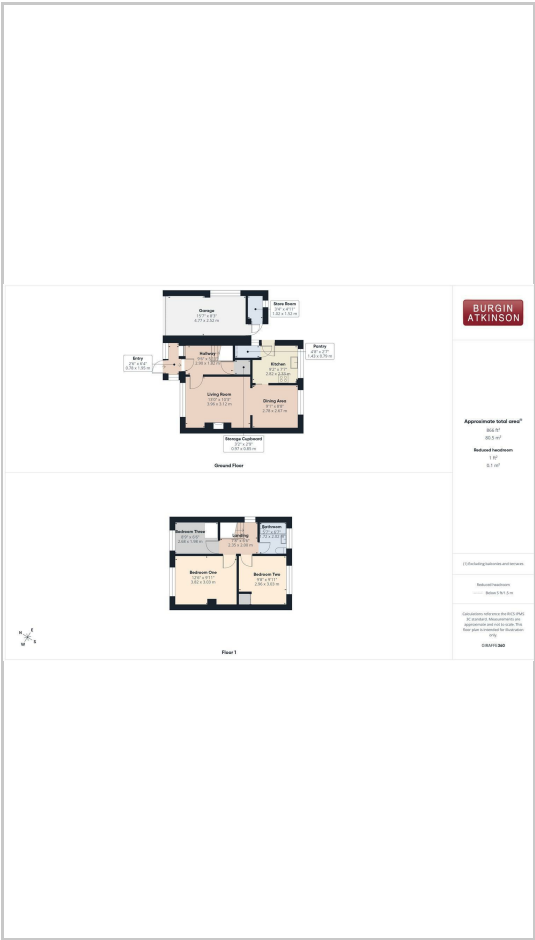
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

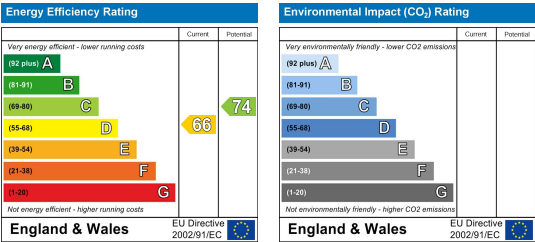
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.