

BURGIN ATKINSON

& C O M P A N Y



1 Forester Gardens

, Retford, DN22 6UR

Offers In The Region Of £390,000



MODERN 4 BED DETACHED HOME - PRIVATE NEW BUILD CUL-DE-SAC - NO ONWARD CHAIN - OPEN PLAN KITCHEN DINER + ADDITIONAL RECEPTION ROOM- 2 EN-SUITE BATHROOMS - LANDSCAPED REAR GARDEN - DETACHED GARAGE + OFF STREET PARKING FOR 3 CARS - EPC RATING : B



Description

Step inside this beautifully presented family home, where a welcoming tiled entrance hall provides access to all ground floor accommodation. The spacious yet cosy living room offers the perfect setting for relaxing, while an additional versatile reception room is currently utilised as a bedroom but would also make an ideal dining room, home office or playroom.

At the heart of the home is the impressive open-plan kitchen and dining area, thoughtfully designed with fully tiled flooring and a range of integrated appliances including a Zanussi double oven, microwave, cooker, fridge freezer, and dishwasher. The dining space is flooded with natural light thanks to double patio doors opening directly onto the rear garden, creating an excellent space for both everyday living and entertaining. Adjacent to the kitchen is a practical utility room featuring additional storage units, worktop space, sink, and plumbing for a washer/dryer. A convenient ground floor cloakroom with WC and hand wash basin, together with a second cloakroom providing useful additional storage, completes the downstairs accommodation.

To the first floor, the generous principal bedroom benefits from fitted wardrobes and a stylish tiled en-suite shower room. The second bedroom also enjoys built-in wardrobes and its own en-suite shower room, making it ideal for guests or older children. Bedrooms three and four are both well-proportioned doubles, served by a contemporary family bathroom complete with tiled walls and flooring, bath with overhead shower, hand wash basin, and WC.

Externally, the recently landscaped south-east facing rear garden is a real highlight, enjoying sunlight throughout the day. Predominantly laid to lawn, the garden also features a spacious patio area ideal for outdoor dining, with a pathway leading to a secondary seating area at the rear. To the front, the property benefits from a low-maintenance garden with attractive greenery and planting, alongside a block-paved driveway providing off-road parking for up to three vehicles. The detached single garage is accessed via the driveway and includes the added benefit of an EV charging point.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer. Contact us today to arrange your viewing.

Location

This four-bedroom detached house presents a compelling opportunity for those seeking spacious, well-appointed accommodation in Retford, Nottinghamshire. The property is situated in a quiet cul-de-sac location.

Retford is a thriving market town in Nottinghamshire, noted for its well-developed local infrastructure and amenities. The town offers a range of shops, cafes, schools, and essential services, all within easy reach of the property. Excellent transport links connect Retford to nearby towns and cities, enhancing its appeal as a convenient residential location. The surrounding area is characterised by a blend of green spaces, traditional architecture, and community facilities, contributing to an appealing living environment.

Living Room 15'5" x 11'8" (4.71 x 3.57)

Kitchen Diner 10'7" x 27'11" (3.23 x 8.53)

Utility Room 5'4" x 6'7" (1.65 x 2.01)

W/C 6'0" x 2'11" (1.85 x 0.90)

Office 9'10" x 8'8" (3.00 x 2.66)

Bedroom One 13'10" x 9'11" (4.24 x 3.04)

En-Suite 7'6" x 3'11" (2.30 x 1.21)

Bedroom Two 11'11" x 12'1" (3.65 x 3.69)

En-Suite 4'3" x 8'6" (1.30 x 2.61)

Bedroom Three 14'4" x 8'8" (4.38 x 2.66)

Bedroom Four 8'11" x 12'0" (2.74 x 3.66)

Bathroom 8'2" x 6'9" (2.49 x 2.08)

Detached Garage 20'4" x 10'9" (6.22 x 3.30)

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 D.

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.

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.

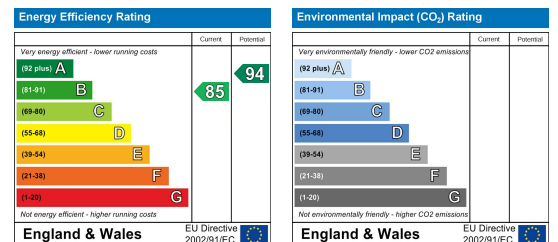
Area Map



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.