

BURGIN ATKINSON

& C O M P A N Y



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76 Ordsall Park Road

, Retford, DN22 7PJ

£560,000



FOUR DOUBLE BEDROOM DETACHED HOME - INDIVIDUALLY DESIGNED AND BUILT RESIDENCE - WELL MAINTAINED WITH EXCELLENT QUALITY FIXTURES + FITTINGS - POSITIONED ON A GENEROUSLY SIZED CORNER PLOT - DOUBLE GARAGE AND PARKING FOR SEVERAL CARS - HIGHLY SOUGHT AFTER LOCATION



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Description

This character, four double bedroom detached home is situated on Ordsall Park Road, Retford. Ordsall Park Road is a well sought after and well served location providing an excellent catchment area for schools nearby and is within a short distance to Retford Town Centre. Retford Town itself offers a wealth of amenities including supermarkets, shops, restaurants, bars and a local market. Retford Train Station is on the doorstep, providing quick and easy access links to London Kings Cross along with other major cities across the UK.

Internally, this property begins in the welcoming entrance hall which provides access into the spacious yet cosy living room which is of dual aspect offering double sliding patio doors leading out into the rear garden and a fire surround with marble hearth and gas fire. Adjacent to this is the dining room which featured a bay window to the front aspect, allowing an abundance of natural light through. The spacious kitchen it fitted with tiled flooring and an integrated Neff electric oven, Neff electric Hob and extractor above. Just off the kitchen is a separate utility room with work surfaces, 1 1/2 sink and drainer unit, space for a fridge freezer and plumbing for a washing machine and dishwasher. Also to the ground floor is a spacious and modern cloakroom fitted with a w/c and hand wash basin.

To the first floor, you will find bedroom one with an en-suite shower room, fitted with a w/c, hand wash basin and shower cubicle. Bedroom two is a double and bedroom three and four are also doubles with fitted wardrobes. The main bathroom is modern and hosts a panel bath with overhead shower, bidet, w/c and hand wash basin set into a vanity unit.

Externally, the well presented garden with wrap around hawthorn hedging and lawned area surrounded by a variety of trees to the front and side. Walled to the front of the property, wrought iron gates with driveway leading to the front of the house and garage providing ample parking access. Lawned garden surrounded by Laurel Hedging to the rear with patio area, shed and gated to the side. The integral double garage with up and over door is accessed via the front driveaway and also via the utility room.

To view your dream home today, call 01777 712611.

- Living Room 13'8" x 22'7" (4.19 x 6.90)**
- Kitchen 10'11" x 13'3" (3.33 x 4.06)**
- Dining Room 10'11" x 13'5" (3.33 x 4.11)**
- Utility Room 16'10" x 3'10" (5.15 x 1.19)**
- Bedroom One 13'8" x 13'1" (4.19 x 3.99)**
- Bedroom Two 11'0" x 10'8" (3.37 x 3.26)**
- Bedroom Three 10'11" x 9'11" (3.33 x 3.04)**
- Bedroom Four 10'5" x 9'1" (3.18 x 2.79)**
- Bathroom 10'5" x 5'6" (3.19 x 1.68)**
- Garage 16'9" x 16'2" (5.13 x 4.95)**

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.
 Council Tax: We are advised by Bassetlaw District Council that this property is in Band F.

Services: Mains water, electricity and drainage are connected along with a mains gas 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.

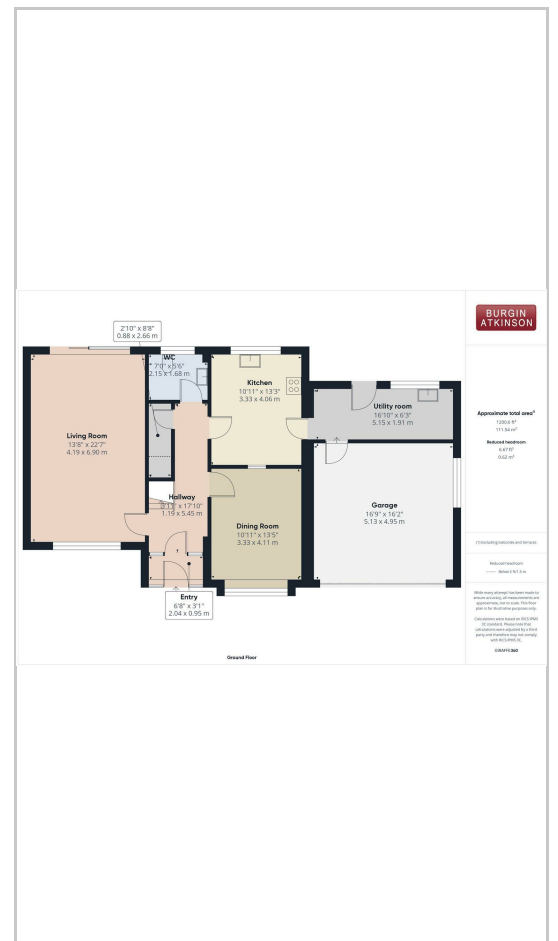
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

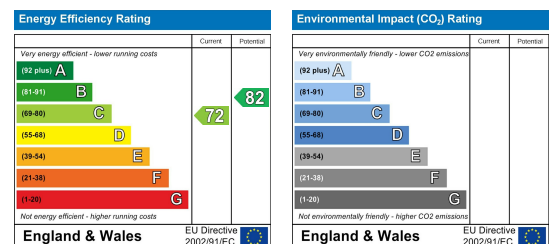
Area Map



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.