BURGIN ATKINSON
& C O M P A N Y

5 Bayley Green

, Retford, DN22 8GG

Offers In Excess Of £300,000

4 3 2 B

4 BED MODERN DETACHED FAMILY HOME - SET OVER THREE FLOORS - NHBC 10 YEAR WARRANTY - EXTENSIVE KITCHEN DINER WITH BI FOLD DOORS TO REAR GARDEN - INTEGRATED APPLICANCES - THREE SPACIOUS BATHROOMS - OFF STREET PARKING AND GARAGE - SOUTH FACING REAR GARDEN

Description

This exceptionally presented property is located on the highly sought after Avant Homes Development, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 Motorway is also just a 10 minutes drive away.

Internally, this home offers a spacious open plan kitchen dining area to the ground floor which features bi folding doors that open out into the beautiful rear garden. This allows an abundance of natural light, making this space light and airy. The kitchen hosts an array of integral appliances, a separate utility area, a hallway with extra space for a fridge/freezer and a spacious w/c. To the first floor, you will find the master bedroom with en-suite, the living room, a shower room and bedroom four. The second floor hosts a further two double bedrooms, a three piece suite bathroom and two storage cupboards.

Externally, this home offers a larger than average rear garden which is mostly laid to lawn with a patio area and to the front of the property is a driveway providing parking for at least two vehicles, a small lawned garden area and access to the single integral garage.

Viewings are advised for this property to appreciate the spacious yet homely feel that this house has to offer.

Kitchen Diner 29'7" x 9'11" (9.04 x 3.03)

Utility Room 4'9" x 3'5" (1.47 x 1.05)

W/C 5'5" x 5'10" (1.66 x 1.78)

Master Bedroom 11'3" x 9'10" (3.45 x 3.00)

En-Suite 8'1" x 5'2" (2.47 x 1.58)

Bedroom Two 9'10" x 11'0" (3.00 x 3.36)

Living Room 10'9" x 13'9" (3.28 x 4.20)

Bedroom Three 9'1" x 12'0" (2.77 x 3.66)

Bedroom Four 10'5" x 6'8" (3.20 x 2.05)

Shower Room 7'8" x 5'5" (2.36 x 1.67)

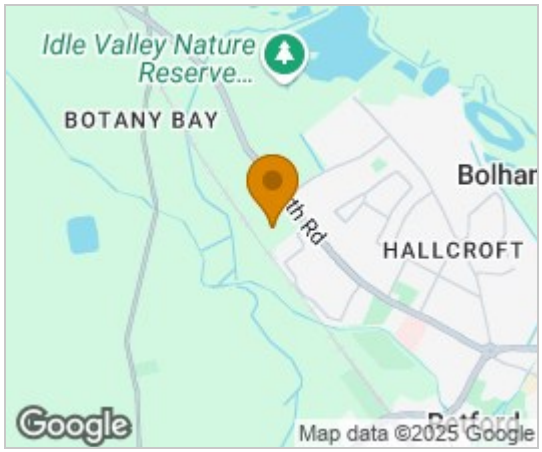
Bathroom 6'11" x 5'7" (2.12 x 1.72)

Garage 6'11" x 10'2" (2.12 x 3.10)

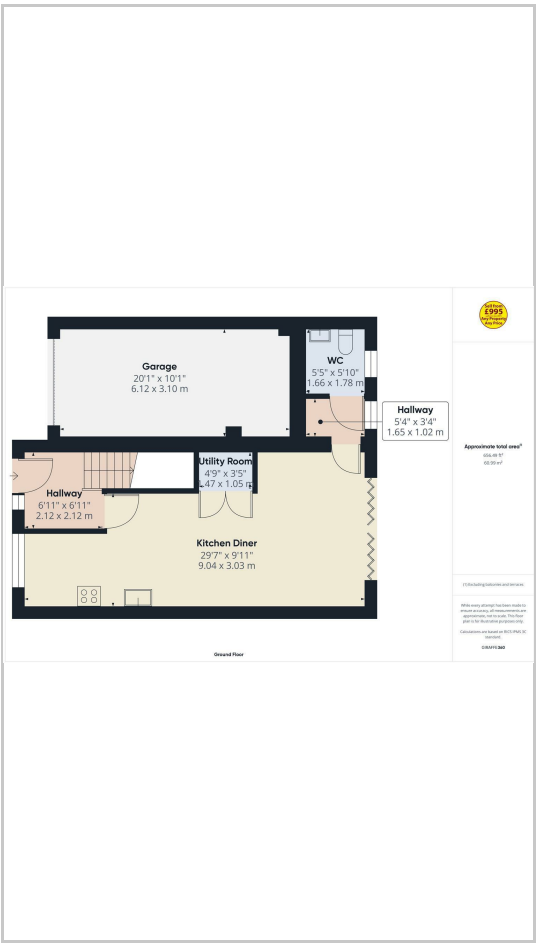
General Remarks & Stipulations

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 a 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.

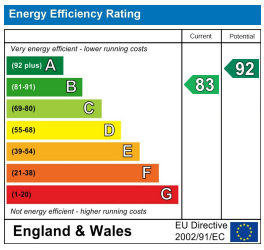
Area Map

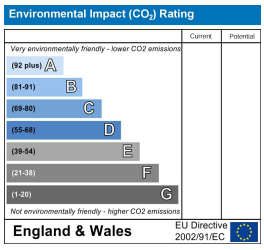


Floor Plans



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

Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: sales@burginatkinson.co.uk