

# BURGIN ATKINSON

& C O M P A N Y

Sell from  
**£995**  
upfront (inc VAT)  
Any Property  
Any Price



## 30 Grace Road

, Retford, DN22 7GZ

**Offers Over £265,000**



4 BED DETACHED FAMILY HOME - NO ONWARD CHAIN - SITUATED ON A POPULAR DEVELOPMENT - CONVENIENTLY LOCATED - MODERONISED - EN-SUITE TO MASTER BEDROOM - KITCHEN DINER AND LIVING ROOM - DOWNSTAIRS W/C - FRONT DRIVE WAY WITH GARAGE AND REAR GARDEN



## Description

This well presented, four double bed detached home is situated in Ordsall on the popular Bridon Homes Development. The estate is ideally located for the shops in Ordsall including a Co-Op, a post office, a pharmacy and Ordsall Primary School. Ordsall is a 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. The A1 Motorway is just a 10 minutes drive away for those commuting.

Internally, the property commences in the inviting entrance hall which leads you to the heart of the home kitchen diner, an ideal space for entertaining guests. The spacious living room with patio doors leading to the rear provides brightness to this space. There is also a toilet with hand wash basin to the ground floor off the entrance hallway.

To the first floor, you will find the very large landing space providing access to four double bedrooms and the main family bathroom. The master bedroom provides built in wardrobes and en-suite bathroom. There are a further three double bedrooms which are light and airy.

Externally, the property offers a driveway to the front providing parking spaces for at least two cars and an integral, single garage. To the rear, the property has a patio area and the rest of the garden is mostly laid to lawn with a gate to side providing access round the side of the house.

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

**Kitchen Diner 27'8" x 9'1" (8.44 x 2.79)**

**Living Room 12'5" x 15'3" (3.80 x 4.67)**

**W/C 6'8" x 3'0" (2.04 x 0.92)**

**Master Bedroom 13'1" x 12'4" (4.00 x 3.76)**

**En-Suite 5'7" x 6'7" (1.72 x 2.02)**

**Bedroom Two 15'6" x 8'4" (4.73 x 2.56)**

**Bedroom Three 12'5" x 8'6" (3.81 x 2.60)**

**Bedroom Four 11'3" x 9'1" (3.44 x 2.77)**

**Bathroom 9'1" x 6'10" (2.79 x 2.09)**

**Garage 17'1" x 8'1" (5.23 x 2.48 )**

## 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.

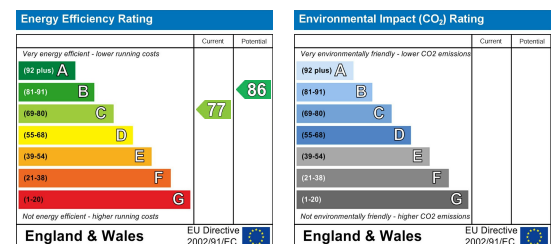
## Area Map



## 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.