BURGIN ATKINSON
& C O M P A N Y

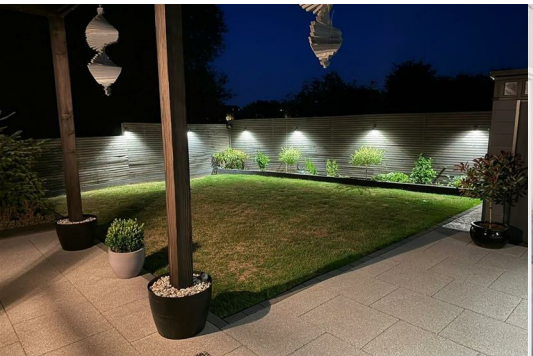
46 Birchcroft Road

, Retford, DN22 7ZD

Offers In The Region Of £300,000

3 2 1 B

EXCEPTIONALLY PRESENTED DETACHED PROPERTY - MODERN KITCHEN DINER - GROUND FLOOR W/C - EN-SUITE TO PRIMARY BEDROOM - ENCLOSED LANDSCAPED REAR GARDEN BACKING ONTO FIELDS - OFF STREET PARKING FOR TWO VEHICLES - IDEAL LOCATION -



Description

This very well presented property is located on Birchcroft Road, Retford. Birchcroft Road is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. 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.

Internally, this property begins in the welcoming entrance hall where you are greeted with the spacious living room area. The living room features and air conditioning unit and Karndean Flooring whilst providing access into the kitchen diner. The kitchen is modern and hosts integral appliances including a 'Hot Point' dishwasher, 'Beling' oven and Hob with extractor fan above and double patio doors leading into the enclosed rear garden. Also to the ground floor is a modern w/c which features tiled walls. The staircase features censored lighting which is visible in the walk through video.

To the first floor, you will find the primary bedroom with wall panelling, air conditioning unit and the en suite which hosts an overhead rainfall shower, handwash basin set into a vanity unit and w/c. The second bedroom is a double and currently utilised as an office/games room. The third bedroom is of a good size and currently utilised as a walk in wardrobe with made to fit wardrobes and tumble dryer. The main family bathroom is modern with a bath, hand wash basin set into a vanity unit and a w/c. The loft space is boarded out providing additional storage space. The home also features a smart hive thermostat next powered by your smartphone.

Externally, the landscaped rear garden is enclosed and features a patio area with pergola above, the rest of the garden is mostly laid to lawn. The side of the property features outdoor sockets and internet boosters. To the front of the property, there is a block paved driveway area providing parking access for two vehicles and a small front garden with a lawned area and planted boarders with a pathway to the front entrance door and side of the property.

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

Living Room 15'2" x 11'5" (4.63 x 3.48)

Kitchen Diner 10'11" x 15'6" (3.33 x 4.73)

W/C 5'2" x 3'9" (1.58 x 1.16)

Bedroom One 11'10" x 8'7" (3.63 x 2.63)

En-Suite 5'4" x 6'7" (1.64 x 2.02)

Bedroom Two 11'11" x 8'9" (3.65 x 2.67)

Bedroom Three 8'6" x 6'6" (2.61 x 2.00)

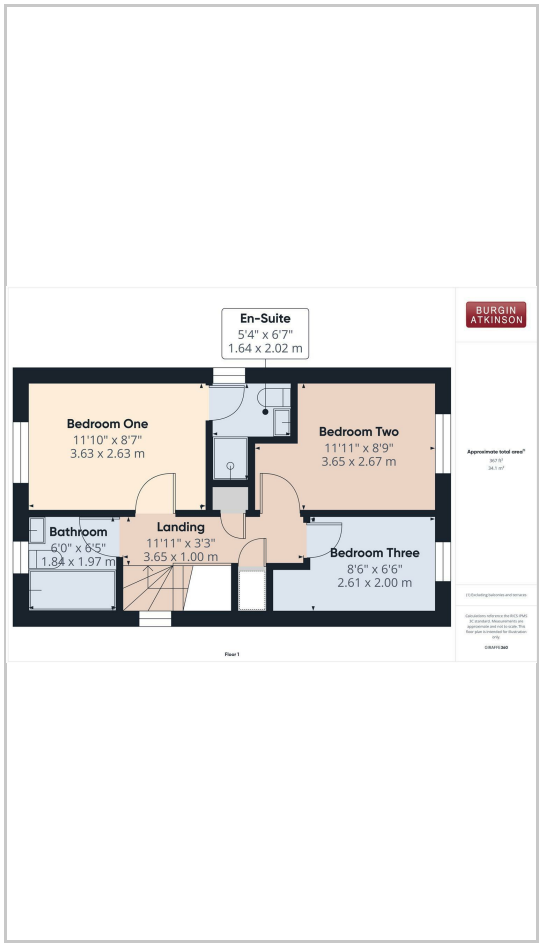
Bathroom 6'0" x 6'5" (1.84 x 1.97)

General Remarks & Stipulations

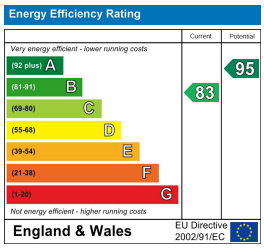
Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly 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.

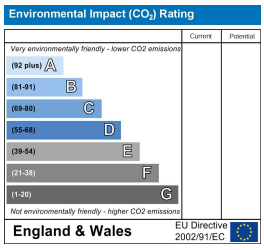
Area Map

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.

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