

BURGIN ATKINSON

& C O M P A N Y



48 Portland Road

, Retford, DN22 7NR

Asking Price £345,000



5 BED DETACHED FAMILY HOME - CORNER PLOT IN IDEAL CUL-DE-SAC LOCATION - OVER 2,1000 SQARE FOOT - 3 RECEPTION ROOMS - 3 BATHROOMS - KITCHEN AND SEPERATE UTILITY - WELL PRESENTED - EASILY MAINTAINED FRONT AND REAR GARDENS - DETACHED DOUBLE GRAGE - EPC C



Description

Welcoming to the market this spacious five bedroom detached family home located on Portland Road, Retford. Portland Road is a well sought after and well served location providing an excellent catchment area for schools nearby and is within walking 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 beautiful family home offers three great sized reception rooms to the ground floor which are currently being utilised as a living room, dining room and a play room. Also to the ground floor is the heart of the home kitchen leading into a separated utility room fitted with plumbing for appliances as well as a downstairs w/c. This thoughtful floor plan creates an ideal space for entertaining.

To the first floor, you will find the master bedroom with a walk through wardrobe and en-suite with shower, a further two double bedrooms and the main family bathroom. To the second floor, there are a further two double bedrooms and a shower room with toilet and hand wash basin.

Externally, this home offers a large rear garden mostly laid to lawn with a patio area which makes this space easy to maintain. The front garden is mostly laid to lawn with a pathway leading to the front door. Detached from the property is a large double garage with two separate garage doors.

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

- Living Room 13'7" x 11'10" (4.15 x 3.63)**
- Play Room 10'2" x 10'1" (3.10 x 3.09)**
- Kitchen 9'10" x 11'0" (3.02 x 3.37)**
- Dining Room 9'9" x 11'0" (2.99 x 3.37)**
- Utility Room 7'5" x 6'4" (2.27 x 1.95)**
- Downstairs W/C 3'8" x 5'2" (1.12 x 1.59)**
- Master Bedroom 10'2" x 14'8" (3.10 x 4.49)**
- Master En-Suite 6'7" x 7'6" (2.01 x 2.29)**
- Bedroom Two 13'0" x 11'5" (3.97 x 3.48)**
- Main Family Bathroom 8'5" x 7'6" (2.59 x 2.29)**
- Bedroom Three 9'4" x 10'10" (2.87 x 3.32)**
- Bedroom Four 13'1" x 16'7" (3.99 x 5.06)**
- Shower Room 5'10" x 6'8" (1.78 x 2.04)**
- Bedroom Five 10'2" x 18'0" (3.12 x 5.50)**
- Garage 17'2" x 17'9" (5.24 x 5.42)**

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 E.

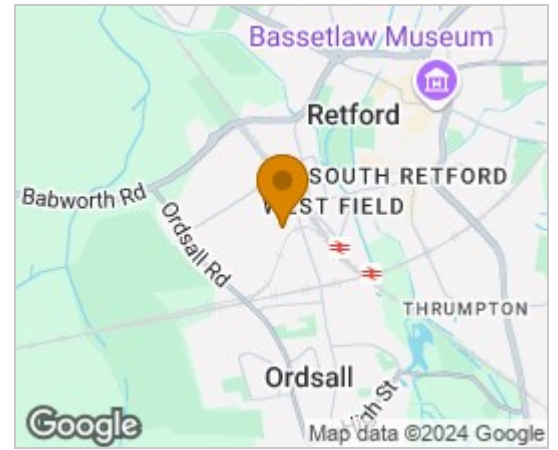
Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

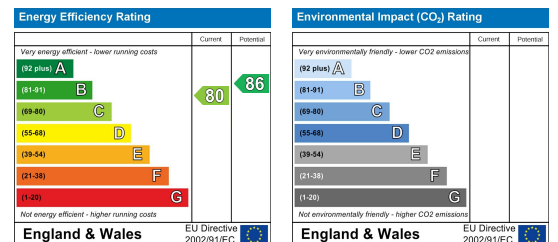
Area Map



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