

# BURGIN ATKINSON

& C O M P A N Y

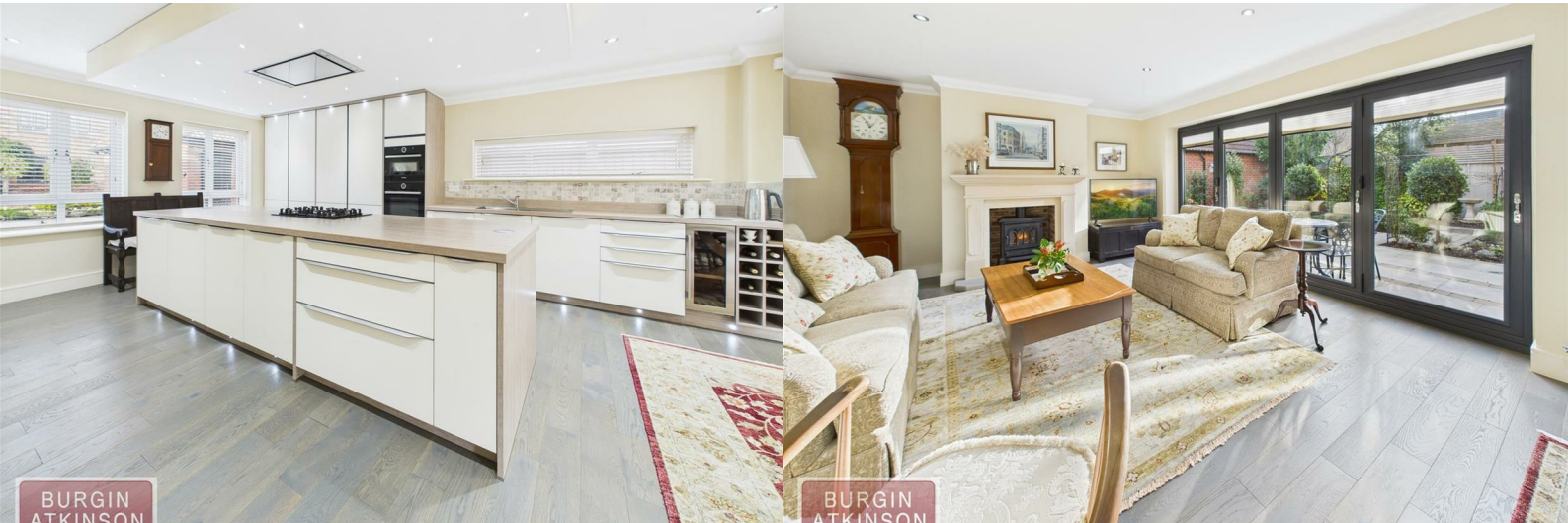


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## 5 Hawfinch Meadows

, Retford, DN22 7ZS

Offers In The Region Of £525,000  4  3  2 



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## Offers In The Region Of £525,000



### Description

Located within the highly sought-after Hawfinch Meadows development in Retford, this outstanding four-bedroom detached home, built by the esteemed Able Homes in 2019, offers an exceptional opportunity to acquire a modern family residence of impressive quality. Combining contemporary styling with generous and versatile living accommodation, the property enjoys a prime position within easy reach of Retford town centre and its wide range of amenities.

Beautifully presented throughout, the home has been carefully maintained by its original owners and enhanced with a range of high-specification upgrades from new. These include hard-wearing carpets, a suite of integrated kitchen appliances, and a professionally landscaped rear garden that provides an attractive and private outdoor space, benefitting from a sunny aspect. The accommodation is thoughtfully arranged, featuring en suite facilities to two of the principal bedrooms alongside a stylish family bathroom.

A true standout feature of the property is the impressive approximately 40-foot open-plan kitchen, dining, and living area — an ideal space for both everyday family life and entertaining — with doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow. Completing this superb offering is a detached double garage and a timber-built, insulated garden office with Wi-Fi connectivity, perfect for home working or additional lifestyle use.

### Entrance Hall

13'9" x 7'7" (4.21 x 2.32)

stained oak flooring and features a striking turning dog-leg staircase rising to the first floor, with a useful under-stairs storage area. A built-in cloaks cupboard provides practical hanging and shelving space, while contemporary moulded skirting boards enhance the modern aesthetic. Additional features include a telephone point, recessed ceiling lighting, and elegant ornate corning, creating a refined first impression upon entry.

### W/C

6'3" x 3'6" (1.92 x 1.07)

fitted with an obscure double-glazed window to the front aspect, providing natural light while maintaining privacy. Appointed with a white low-level WC and a stylish vanity unit incorporating a rectangular wash basin with mixer tap, complemented by a tiled splashback and soft-close storage cupboards beneath. Finished with porcelain tiled flooring and elegant ornate corning, the space combines practicality with contemporary style.

### Living Room

20'7" x 13'4" (6.28 x 4.08)

dual-aspect living space, enhanced by two double-glazed windows to the front elevation and striking anthracite-coloured bi-fold doors opening directly onto the rear garden, creating an abundance of natural light throughout. A stylish feature limestone fireplace with a log-effect electric fire and matching raised hearth provides an attractive focal point. Further benefits include contemporary skirting boards, a TV point, and elegant ornate corning, delivering a refined and inviting atmosphere.

### Kitchen/Living Area

40'7" x 14'0" (12.39 x 4.29)

finished with attractive stained oak flooring throughout and enhanced by elegant ornate corning. Enjoying a bright dual-front aspect, the space is flooded with natural light from two double-glazed windows. The kitchen has been extensively upgraded and features a comprehensive range of cream-coloured base and wall-mounted units with soft-close cupboards and drawers, complemented by subtle floor-level lighting.

High-quality integrated appliances include a fridge and freezer, a Bosch electric oven with matching Bosch grill, convector and microwave oven above, an integrated dishwasher, wine cooler, and a dedicated wine rack. A 1½ stainless steel sink and drainer with mixer tap is set beneath stylish wood-effect work surfaces with a coordinating upstand.

A generous central island provides additional preparation space and storage, finished with matching wood-effect worktops and housing further cupboards and drawers. The island also incorporates a five-ring Bosch gas hob with a ceiling-mounted extractor, alongside a convenient pop-up power socket. Additional features include a telephone point, making this a superbly equipped and highly functional kitchen, ideal for modern family living and entertaining.

Dining/Living Area recessed lighting. Side aspect double glazed window. Bi-fold doors leading into the garden with integrated blinds. Feature sandstone fireplace with stone hearth and electric log effect burner. Telephone point, ornate corning. Contemporary skirtings.

### Utility Room

6'4" x 9'3" (1.95 x 2.83)

features a rear-aspect double-glazed door with an integrated blind, providing convenient access to the outside. A built-in cloaks cupboard offers useful hanging and shelving space, complemented by a matching range of wall-mounted and base units for additional storage. The room is fitted with a single sink and drainer with mixer tap, with space and plumbing beneath for a washing machine and tumble dryer. Finished with wood-effect work surfaces, coordinating upstands and tiled splashbacks, the space is completed with durable ceramic tiled flooring. A wall-mounted gas-fired central heating boiler is also neatly housed within the room.

### Bedroom One

16'7" x 14'0" (5.07 x 4.28)

side aspect and benefits from a large double-glazed picture window overlooking the garden, allowing for excellent natural light. A full-length range of built-in wardrobes with sliding doors provides generous hanging and shelving space. Additional features include contemporary skirting boards, a built-in airing cupboard housing the hot water cylinder with further shelving, and elegant ornate corning, creating a well-appointed and comfortable room.

### En-Suite

10'6" x 6'7" (3.21 x 2.03)

features a side-aspect obscure double-glazed window, flooding the space with natural light while maintaining privacy. The stylish four-piece suite includes a freestanding slipper bath with mixer tap, a vanity unit with low-level WC and concealed cistern, and a hand basin with mixer tap and soft-close storage cupboards beneath. A full-width walk-in shower cubicle with glazed screen and mains-fed shower adds a contemporary touch. The room is finished with predominantly tiled walls and tiled flooring, recessed spotlighting, an extractor fan, and a chrome towel rail radiator, combining modern elegance with practical functionality.

### Bedroom Two

9'10" x 11'0" (3.00 x 3.37)

two front aspect double glazed windows. Contemporary moulded skirtings. Built-in double wardrobe with hanging and shelving space. Ornate corning. Door to

### En-Suite

4'10" x 10'8" (1.49 x 3.27)

front aspect obscure double glazed window. Tile enclosed shower cubicle with glazed sliding doors and mains fed shower. Vanity unit with low level wc and concealed cistern. Hand basin with mixer tap and soft close cupboards below. Chrome towel rail radiator. Part tiled walls, porcelain tiled flooring.

### Bedroom Three

10'4" x 13'6" (3.15 x 4.14)

rear aspect double glazed window overlooking the garden. Built-in double wardrobe with hanging and shelving space. Contemporary style radiator. Ornate corning.

### Bedroom Four

10'0" x 9'8" (3.06 x 2.95)

Two front aspect double glazed windows. Built in double wardrobes with hanging and shelving space. Contemporary moulded skirtings. Ornate corning.

### Bathroom

6'7" x 9'2" (2.01 x 2.80)

Obscure double-glazed window to the rear aspect. The three-piece white suite comprises a modern roll-top bath with chrome feet and contemporary mixer tap, a vanity unit with low-level WC and concealed cistern, and a hand basin with mixer tap and soft-close cupboards beneath. There is also a tiled shower cubicle with fully tiled walls, a glazed screen, and a mains-fed shower. Additional features include a chrome towel-rail radiator, porcelain tiled flooring, part-tiled walls, recessed lighting, and a shaver socket.

Tel: 01777 712611

## Garage

17'8" x 16'2" (5.39 x 4.95)

with pitched roof and two separate metal up and over doors. UPVC door to the side giving personal access to the garage. Power and light.

## Outside

A herringbone block-paved driveway provides off-road parking for up to three vehicles, complemented by an additional driveway area. The front garden features a mix of established and younger shrubs with coordinated shrub borders.

A paved pathway from the driveway leads to the south-easterly facing rear garden. From the side gate, a long fenced pathway with shingle surround and an external water supply continues to the rear. The garden is arranged in two sections and is fully enclosed by fencing and walls.

The rear garden includes a designated vegetable area and a slightly raised paved patio with space for a timber shed. Thoughtfully landscaped and block paved, with additional paving throughout, the garden has been designed for low maintenance while remaining well stocked with a variety of established and younger shrubs. External lighting is installed, and the garden enjoys a good degree of privacy, making it a particularly attractive feature of the property.

## 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 F.

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.

Parking: On Street parking.

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.



## Road Map



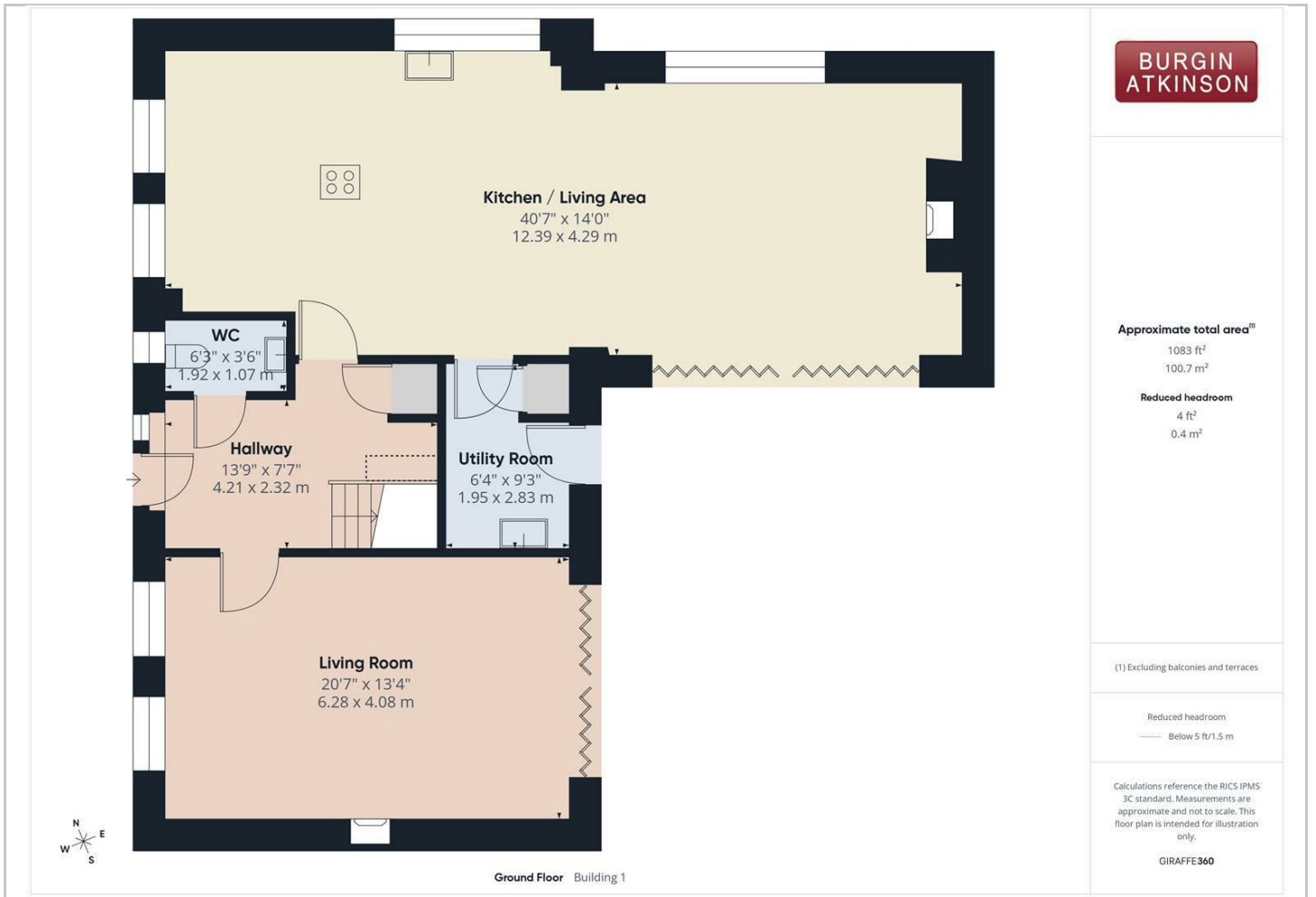
## Hybrid Map



## Terrain Map



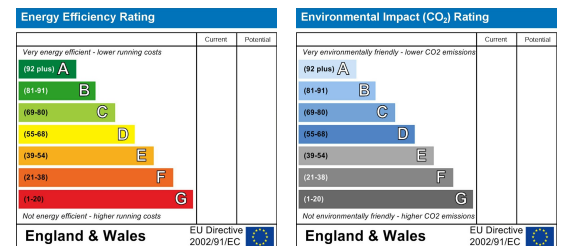
## Floor Plan



## Viewing

Please contact our Retford Office on 01777 712611 if you wish to arrange a viewing appointment for this property or require further information.

## 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.