



£365,000 Freehold

69 BACOPA DRIVE | | RETFORD | DN22 7ZW

**BuckleyBrown**  
ESTATE AGENTS



## MODERN & CLASSY!

We are thrilled to present this stunning four-bedroom detached home located in the desirable area of Retford. Situated within a sought-after new development, this stylish property offers generous living space and is ideally positioned close to local amenities and excellent transport links.

Upon entering the welcoming hallway, you'll immediately appreciate the spaciousness this home offers. The first room you'll encounter is the elegant living room, flooded with natural light thanks to two striking bay windows and finished with eye-catching herringbone flooring.

At the heart of the home lies a beautifully appointed kitchen diner. This space features a range of sleek, modern units, complemented by integrated appliances, and offers plenty of room for dining and entertaining. Bay patio doors lead out to the rear garden, creating a seamless indoor-outdoor flow. Additional ground floor highlights include a useful utility room, a convenient WC, and internal access to the integral garage.

Upstairs, you'll find four generously sized bedrooms, all neutrally decorated—perfect for adding your personal touch. The master bedroom enjoys the added luxury of an en-suite shower room, while the family bathroom boasts a contemporary four-piece suite.

Outside, a block-paved driveway provides off-street parking and access to the garage. The rear garden is fully enclosed and features a paved patio seating area, low-maintenance astro turf lawn, and mature borders—ideal for relaxing or entertaining.

This property is truly move-in ready and must be viewed to be fully appreciated. Don't delay—arrange your viewing today!





#### Entrance Hallway

Housing the stairs to first floor accommodation and doors leading to;

#### Living Room 16'11" x 11'10"

Having beautiful herringbone flooring. two bay windows to front and side elevation and central heating radiator.

#### W/C 3'4" x 6'2"

Complete with a low flush wc, pedestal hand wash basin, half tiled walls and window to side elevation.

#### Kitchen Diner 11'10" x 17'5"

This lovely spacious room is perfect for entertaining! The kitchen is complete with a range of matching wall and base units with complimentary work surface over, inset sink with mixer tap, integrated oven

with gas hob and extractor hood over, tiled splashback, integrated fridge freezer and laminate flooring. The dining area has ample space for dining furniture, bay patio doors leading out to the rear garden and central heating radiator.

#### Utility Room 4'5" x 9'9"

Space and plumbing for essential appliances, central heating radiator, door leading outside and door leading into the garage.

#### First Floor Landing

With carpet flooring and doors leading to accommodation.

#### Master Bedroom 10'5" x 11'10"

Having a window to front elevation, carpet flooring, central heating radiator and access to its own ensuite facilities.



#### En-Suite 8'0" x 5'4"

Complete with a three piece suite comprising of walk in shower, low flush wc, pedestal hand wash basin, laminate flooring. central heating radiator and window to side elevation.

#### Bedroom Two 10'6" x 10'0"

With window to front elevation, carpet flooring and central heating radiator.

#### Bedroom Three 12'8" x 7'6"

With window to side elevation, carpet flooring and central heating radiator.

#### Bedroom Four 11'8" x 10'2"

With window to side elevation, carpet flooring and central heating radiator.

#### Bathroom 8'5" x 6'9"

Complete with a four piece suite comprising of panelled bath, low flush wc, pedestal hand wash basin and shower cubicle. There is also laminate flooring, central heating radiator and window to side elevation.

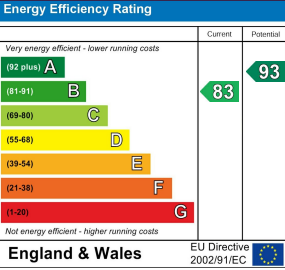
#### Outside

To the front of the property there is a block paved driveway providing off street parking and access to the garage. To the rear there is an enclosed garden with a paved patio seating area, mature borders and a low maintenance astro turfed lawn.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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