



1 BAYLEY GREEN, RETFORD
£375,000

BROWN & CO

1 BAYLEY GREEN RETFORD, NOTTINGHAMSHIRE DN22 8GG

DESCRIPTION

A nearly new family home built by Avant Homes to their Tambrook design on a corner plot. The current owners opted to upgrade on certain items, so there is now a very well appointed fitted kitchen, Karndean flooring throughout the ground floor and bespoke tiling to the bathrooms. In addition, the living area has bi-fold doors leading on to the garden and fitted wardrobes to the main bedroom.

This property encapsulates modern family living with an open planned kitchen/dining room flowing through into the living space. There are four double bedrooms, with the master having en suite facilities and externally the garden is southerly facing and is partially walled. Other benefits include the utility room leading to the large cloakroom and integral single garage.

LOCATION

Bayley Green is situated on the Trinity Fields Development on the northern outskirts of Retford town centre. There are schools for all age groups accessible, as well as local amenities nearby by on Hallcroft Road and North Rod. The Idle valley country park is easily accessible, as well as the town centre providing comprehensive shopping, leisure and recreational facilities. The town also provides a mainline railway station on the London to Edinburgh InterCity line. The A1 and A57 are also within comfortable distance.

DIRECTIONS

What3words/// kitchens.public.burden

ACCOMMODATION

Composite door with slimline side windows into ENTRANCE HALL with stairs to the first floor, BT point and doors to

SITTING ROOM 13'9" x 10'1" (4.25m x 3.09m) front aspect double glazed window with views to the central green. Part acoustic wood panelling, TV point.



UTILITY ROOM space and plumbing for washing machine and one further appliance, work surface above and matching upstands, part tiled walls, door to



CLOAKROOM side aspect obscure double glazed window, white low level WC, wall mounted hand basin with mixer tap and splash back.

KITCHEN/DINING AREA 16'7" x 15'3" (5.10m x 4.67m) rear aspect double glazed French doors to the garden. Under stair storage cupboard. A well fitted and well appointed kitchen with navy blue and cream base and wall mounted, soft close cupboard and

drawer units. Inset 1 ¼ sink/drain unit with mixer tap, integrated dishwasher, Hotpoint electric oven and combination grill/microwave above. Induction hob with extractor above and stainless steel splash back. Ample quartz working surfaces with matching upstands. Space for American style fridge/freezer. Matching Island unit with breakfast bar, waste bin storage and wine fridge.



LIVING AREA 16'7" x 10'8" (5.10m x 3.29m) rear aspect double glazed bi-fold doors leading to the rear garden. TV point.



FIRST FLOOR GALLERY STYLE LANDING access to roof void, built in double storage cupboard, doors to

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BEDROOM ONE 12' x 11'1" (3.67m x 3.37m) front aspect double glazed window with views to central green. Good range of built in wardrobes, TV point and door to



ENSUITE SHOWER ROOM side aspect obscure double glazed window, large walk in shower cubicle with mains fed shower, low level WC, wall mounted hand basin part tiled walls. Karndeian flooring, chrome towel rail/radiator.



BEDROOM TWO 14'5" x 9' (4.41m x 2.75m) rear aspect double glazed window, TV point

BEDROOM THREE 11'6" x 9'9" (3.52m x 3.03m) front aspect double glazed window with views to central green. TV point.



BEDROOM FOUR 12'3" x 7'4" (3.75m x 2.26m) rear aspect double glazed window, TV point

FAMILY BATHROOM 6'9" x 6' (2.11m x 1.84m) side aspect obscure double glazed window. Three piece white suite with panel enclosed bath with hand held fed shower attachment, low level WC, glazed shower screen, wall mounted hand basin, part tiled walls, karndeian flooring, chrome towel rail/radiator.



OUTSIDE FRONT is open planned and is mainly lawned with some shrub beds. Driveway with space for two vehicles leading to integral single garage with up and over door, power and light. To the side, there is pedestrian access to the

REAR GARDEN which is southerly facing, walled and fenced to all sides. Two paved patio areas, external light and water supply. Mainly lawned.

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: Please note we have not tested the services or any of the equipment 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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

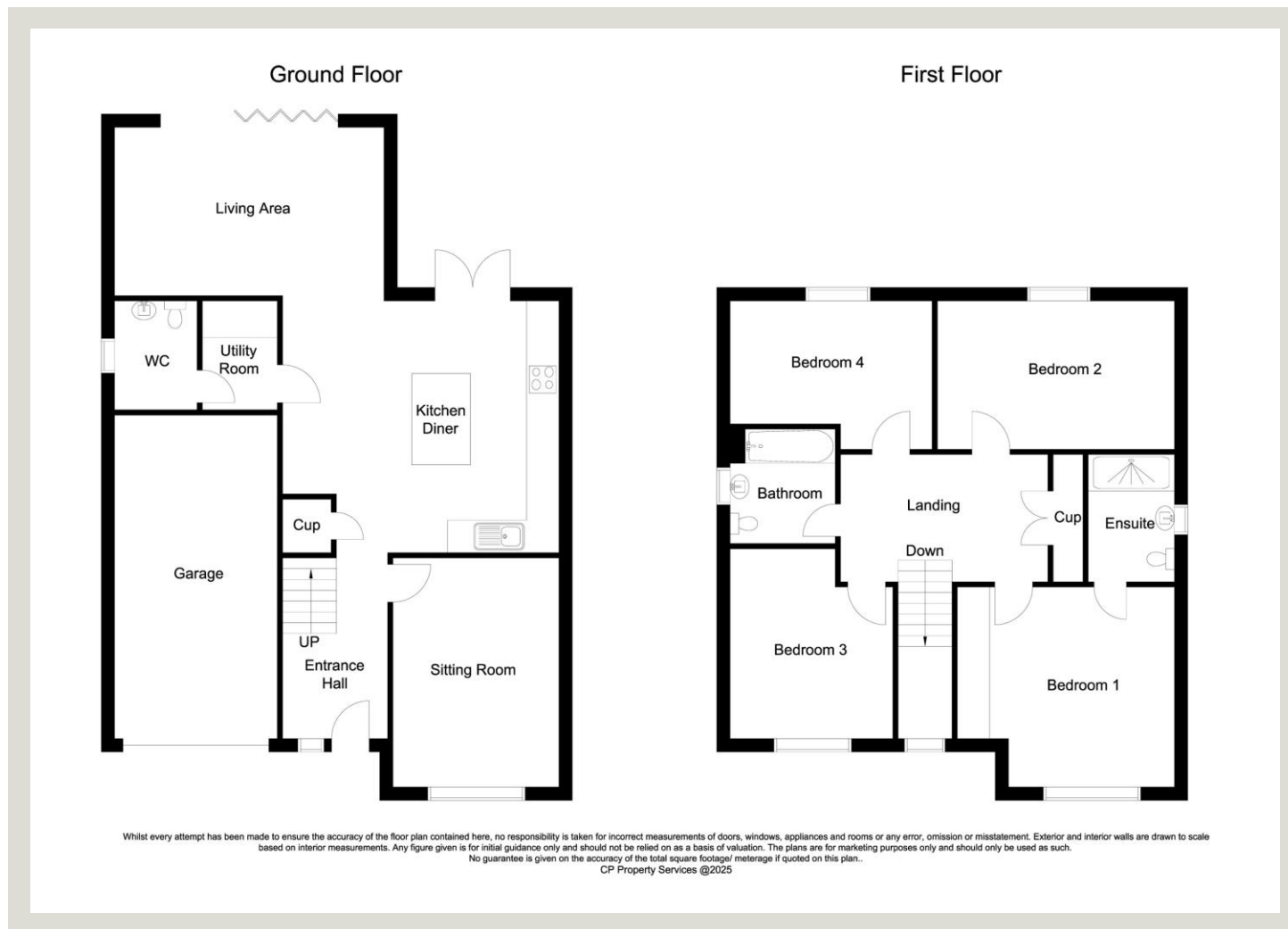
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in April 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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