

BURGIN ATKINSON

& C O M P A N Y

See from
£995
upfront (inc VAT)
Any Property
Any Price



4 Adrians Walk

, Retford, DN22 7WB

Offers In The Region Of £340,000



DETACHED FAMILY HOME - FOUR GENEROUSLY SIZED BEDROOMS - PROPERTY OWNED SOLAR PANELS - TWO BATHROOMS - TWO RECEPTION ROOMS - UTILITY ROOM - BREAKFAST KITCHEN - AMPLE OFF STREET PARKING - SINGLE GARAGE - DRIVE WAY - MATURE GARDENS



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Description

An extremely well presented four bedroom detached home offering spacious family living accommodation in the heart of Retford. The historic Market Town of Retford is just a 5 minute walk from the property, the town provides a comprehensive range of shops, restaurants, cafes and facilities. The commuter is well served by the excellent main line rail link from Retford station into London Kings Cross- taking 1hr 25 minutes, or the regional motorway network with the A1(M) within easy reach.

The accommodation commences in the welcoming entrance hall leading into the sitting room with feature bay window, the entrance hall also leads through into a sociable breakfast kitchen with a utility room to the side. Additionally, another reception room is found to the first floor with patio doors opening to the rear garden as well as a downstairs w/c. This property offers three generously sized bedrooms and a smaller fourth bedroom, the master bedroom has a modern en suite with shower and built in wardrobe. To the first floor is also a modernised three piece family bathroom.

Externally, this property offers a driveway to the front of the property, a matured lawned garden area and single integral garage. To the rear is a fully enclosed lawned garden with two wooden sheds. There is a side gated passageway to the left of the property which leads to the rear enclosed garden.

Overall this home is in a great condition and we advise viewings in order to appreciate the spacious yet homely feel of this house.

Hallway 6'5" x 9'5" (1.96 x 2.88)

Living Room 14'2" x 13'7" (4.34 x 4.15)

Kitchen 10'4" x 12'7" (3.15 x 3.84)

Utility Room 6'5" x 5'2" (1.97 x 1.58)

W/C 6'4" x 2'7" (1.95 x 0.79)

Dining Room 12'2" x 8'9" (3.73 x 2.67)

Master Bedroom 10'9" x 13'7" (3.28 x 4.15)

En Suite 6'5" x 5'2" (1.96 x 1.60)

Bedroom Two 10'6" x 12'8" (3.21 x 3.88)

Bedroom Three 10'7" x 10'4" (3.23 x 3.16)

Bedroom Four 6'5" x 9'3" (1.98 x 2.82)

Family Bathroom 7'5" x 6'9" (2.27 x 2.07)

Garage 17'8" x 8'7" (5.39 x 2.62)

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 D.

Services: Mains water, electricity and drainage are connected along with a mains gas 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.

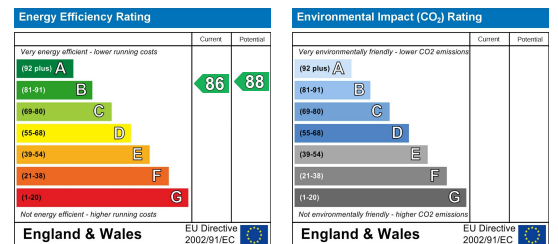
Area Map



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