

BURGIN ATKINSON

& C O M P A N Y

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£995
upfront (inc VAT)
Any Property
Any Price



69 Bacopa Drive

, Retford, DN22 7ZW

£395,000



4 BED DETACHED FAMILY HOME - EXEPTIONALLY PRESENTED - MODERN KITCHEN DINER - GROUND FLOOR W/C - FOUR DOUBLE BEDROOMS - MASTER BEDROOM WITH EN SUITE - INTEGRAL GARAGE AND DRIVEWAY - LANDSCAPED REAR GARDEN - EPC B



Description

This very well presented, four bedroom, detached family home is situated in a popular residential development on the outskirts of Retford. The facilities of the market town of Retford are a short car journey away where retail, leisure, education, healthcare, etc. may be found. The area in general is served by excellent transport links, with the A1 M to the west from which the wider motorway network is available and Retford has a rail service into London King Cross (approx. 1 hour 30 mins). There is also a Tuxford Academy bus route that passes the development.

Internally, this home begins in the welcoming entrance hall which provides access to the spacious yet cosy living room area featuring bay windows and double french glass doors. The hallway also provides access to the modern and open plan kitchen diner with integrated appliances, double patio doors leading out into the rear garden and access to the separate utility room which also offers access to the rear garden. The ground floor w/c is spacious and completes this floor. To the first floor, you will find the master bedroom which features a three piece en-suite. The second bedroom includes fitted wardrobes and the other two double bedrooms are light and airy. The main family bathroom offers a separate bath and shower, toilet and hand wash basin.

Externally, the home offers a landscaped rear garden with a large patio area, a pergola and artificial grass. To the front of the property is a driveway providing parking for two vehicles with access to the single integral garage and a lawned grass area.

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

Living Room 16'11" x 11'10" (5.18 x 3.61)

Kitchen Diner 11'10" x 17'5" (3.63 x 5.32)

W/C 3'4" x 6'2" (1.03 x 1.88)

Utility Room 4'5" x 9'9" (1.36 x 2.98)

Master Bedroom 10'5" x 11'10" (3.20 x 3.61)

Master En-Suite 8'0" x 5'4" (2.46 x 1.65)

Bedroom Two 10'6" x 10'0" (3.21 x 3.06)

Bedroom Three 12'8" x 7'6" (3.87 x 2.30)

Bedroom Four 11'8" x 10'2" (3.57 x 3.10)

Family Bathroom 8'5" x 6'9" (2.59 x 2.07)

Garage 19'8" x 9'10" (6.01 x 3.01)

General Remarks & Stipulations

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 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.

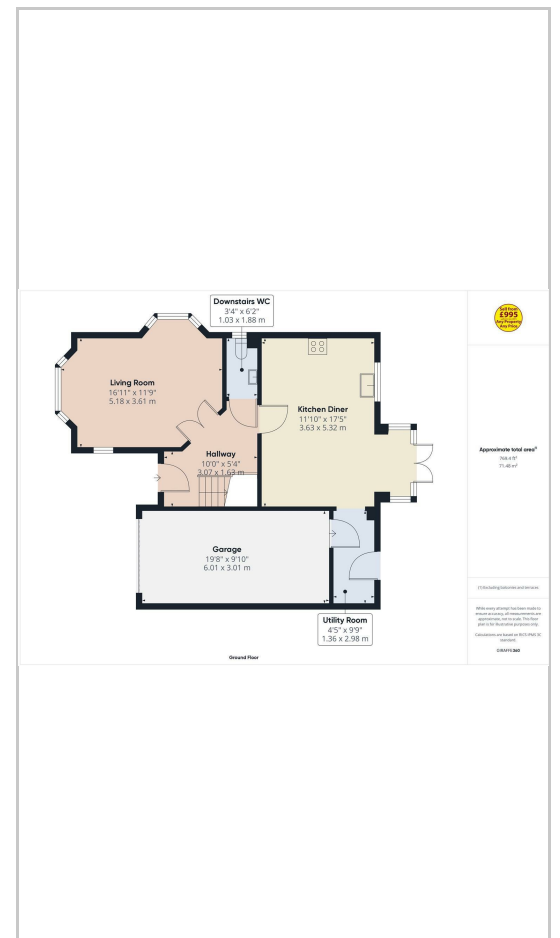
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

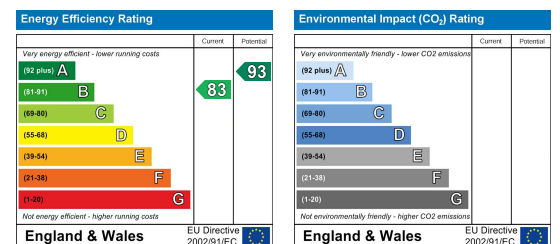
Area Map



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