

BURGIN ATKINSON

& C O M P A N Y

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



69 Bacopa Drive

, Retford, DN22 7ZW

Offers In The Region Of £375,000



SAVE £000's vs buying new! Upgraded specification includes - wooden shutters & blinds, rear garden landscaping, flooring, appliances, wardrobes, upgraded tiling.



Description

This very well presented, four double bedroom, detached family home is situated on a generous corner plot in a popular residential development on the outskirts of Retford.

Internally, this home begins in the welcoming entrance hall which provides access through double french glass doors to the spacious yet cosy living room area featuring TWO bay windows with stylish wooden shutters, fireplace and neutrally decorated.

The hallway also provides access to the heart of the home with the open plan, high specification kitchen diner which must be viewed to truly appreciate the generous size and space. Flooded with plenty of natural light from the French doors which open out onto the exceptionally designed, low maintenance rear garden. The kitchen also flows to the separate utility room which also offers access to the rear garden & integral garage. 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 ensuite with upgraded full height tiling and double shower cubicle. The second bedroom includes 3 double fitted wardrobes (currently set up as a dressing room) and the other two double bedrooms are light and airy with wardrobe space. The main family bathroom offers 4 piece bathroom suite, 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.

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.

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.

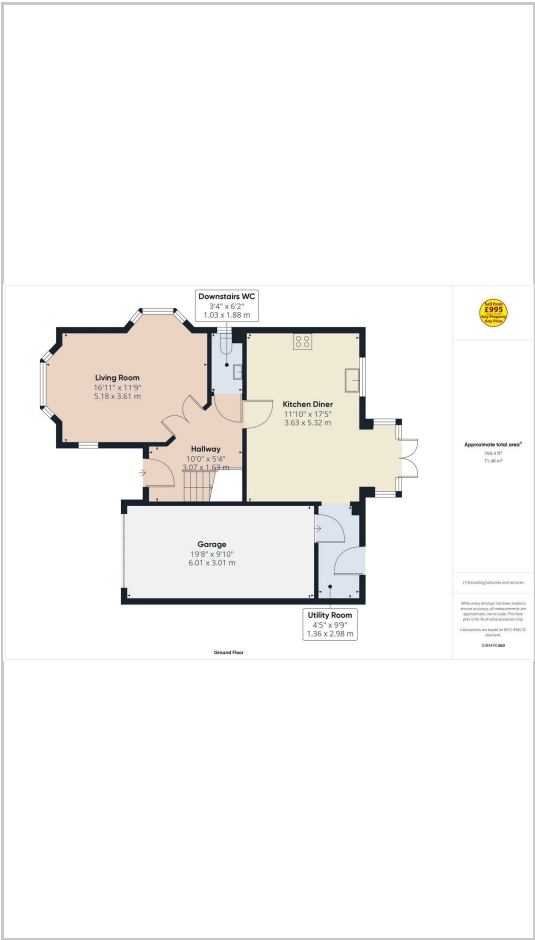
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

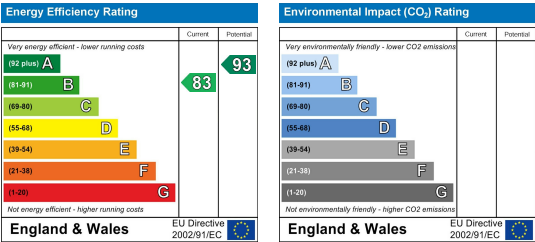
Area Map



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