

# BURGIN ATKINSON

& C O M P A N Y



## 1 Willow Avenue

Ranskill, Retford, DN22 8LB

**Guide Price £375,000**



GUIDE PRICE £375,000 to £380,000 - BEAUTIFULLY PRESENTED DETACHED FAMILY HOME - 6 DOUBLE BEDROOMS - MODERN EN SUITE TO MASTER BEDROOM - RECENTLY FITTED MAIN FAMILY BATHROOM + GROUND FLOOR W/C - RECENTLY FITTED OPEN PLAN KITCHEN DINER WITH INTEGRAL APPLIANCES - LANDSCAPED REAR GARDEN - OFF STREET PARKING AND INTEGRAL GARAGE - SOUGHT AFTER VILLAGE LOCATION



Description

Willow Avenue is located in the village of Ranskill where there is a primary school, a public house and shops. The popular market town of Bawtry, which is well-known for its host of restaurants, bars and boutique shops, is under 20 minutes away by car. A short drive away is Blyth, which offers additional amenities. Worksop and Retford are accessible in under 20 minutes, each with their own train stations with fast journeys to London from Retford, supermarkets and many shopping facilities. Within the surrounding localities are a range of outdoor attractions, including Serlby Park Golf Course, Stirrup Hall Golf & Country Club and Langold Country Park.

Internally, this property begins in the welcoming entrance hall with the first room being the spacious yet cosy living room. This room features an electric fire and a large bay window allowing an abundance of natural light through. Glass French doors separate this room from the grand kitchen diner. The beautifully presented and recently fitted kitchen offers a range of integral appliances including a double Zanuzzi oven with microwave and warming drawer gas hob with electric extractor hood above, a dishwasher, washing machine, fridge and separate freezer. The dining area offers bi-folding doors that open out into the landscaped rear garden. Also off of the hallway is a ground floor w/c and an understairs storage cupboard.

To the first floor, you will find the master bedroom with a modern and recently fitted en-suite shower room which is fully tiled and features a rainfall shower with decorative featured tiling in the cubicle. There are a further three double bedrooms to the first floor and the main three piece suite family bathroom which is fully tiled and hosts a bath with overhead rainfall shower, hand wash basin set into a vanity unit and w/c. To the second floor, there are a further two double bedrooms with Velux windows.

Externally, the rear garden is landscaped, featuring a large indian stone paved patio area, a lawned grass area and a pebbled area with a greenhouse and garden shed as well as another patio area to the rear of the plot. To the front, the driveway is block paved with a small lawned area. The integral garage is accessed via the driveway and there is a path to the side of the property with a gate that leads to the rear garden.

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

- Living Room 19'6" x 11'5" (5.96 x 3.50)
- Kitchen 8'8" x 6'6" (2.66 x 2.00)
- Dining Area 9'3" x 26'10" (2.84 x 8.18)
- Master Bedroom 11'8" x 11'7" (3.56 x 3.54)
- En-Suite 5'10" x 8'3" (1.79 x 2.53)
- Bedroom Two 11'11" x 8'4" (3.64 x 2.56)
- Bedroom Three 11'5" x 10'5" (3.50 x 3.19)
- Bedroom Four 14'5" x 11'9" (4.40 x 3.60)
- Bedroom Five 14'4" x 11'5" (4.37 x 3.49)
- Bedroom Six 9'6" x 8'4" (2.92 x 2.56)
- Main Family Bathroom 5'7" x 7'8" (1.71 x 2.34)
- Garage 16'4" x 8'3" (4.98 x 2.54)

General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

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.

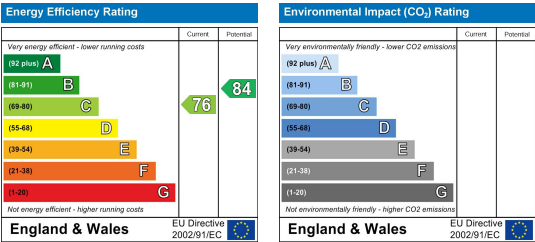
Area Map



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