



2 Blossom Grove, Retford, DN22
7XH



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£390,000

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This immaculately presented family home lies on Blossom Grove, a cul-de-sac located to the southern edge of Retford. Built in 2018, the present vendors have upgraded the property to create contemporary family living accommodation consisting of a sitting room, study, five bedrooms (two of which benefit from en-suite), a main bathroom, utility room and cloakroom. A focal point of the property is the stunning kitchen, with a comprehensive range of painted hardwood units and quartz work surfaces. Externally, the property features off road parking and a garage, as well as a lawned rear garden with covered patio area.





RECEPTION HALL

5.82m x 1.96m (19.1ft x 6.4ft)

Composite obscure double-glazed front entrance door, solid wood flooring, stairs leading to the first floor, double panel radiator.

DINING KITCHEN

7.08m x 3.84m (23.2ft x 12.6ft)

This contemporary kitchen is fitted with a range of painted hardwood units by 'Raw Furniture', consisting of a range of base and tall units with polished quartz work surfaces, as well as a matching island unit with breakfast bar area. Appliances include two 'Neff' fan-assisted ovens, 'Neff' microwave oven with a warming drawer, 'Neff' induction hob with a downdraft extractor within, an integrated wine fridge, and a 'Bosch' dishwasher. The kitchen has been thoughtfully designed to include a pantry unit, waste storage unit, as well as corner carousel unit, wine racking. The kitchen also has space and supply for an American-style fridge-freezer, an under-mounted 'Franke' sink with 'Quooker' boiling water tap, double glazed window to front aspect and matching French doors to rear aspect, two double panel radiators, tiled floor covering, ceiling mounted downlights, and plinth lighting, television point.



SITTING ROOM

5.66m x 4.88m (18.6ft x 16ft)

An excellent-sized reception room with an under-stair storage cupboard, a continuation of the solid wood flooring, two double panel radiators, double glazed bi-folding doors to the rear and further matching French doors to the right aspect.

STUDY/PLAY ROOM

2.95m x 2.78m (9.7ft x 9.1ft)

Double glazed window to front aspect, double panel radiator, timber flooring continuing from the reception hall.

UTILITY ROOM

2.78m x 2.59m (9.1ft x 8.5ft)



Fitted with a base unit consisting mainly of cupboards with composite work surface, with space and plumbing for both a washing machine and tumble dryer, single bowl 'Franke' sink and drainer, electric consumer unit, extraction fan, tiled floor covering, double panel radiator, door leading to:

CLOAKROOM

1.5m x 1.01m (4.9ft x 3.3ft)

Two-piece suite consisting of a low-level dual flush w.c. and a pedestal wash hand basin. Tiled floor covering continuing from the utility room, chrome ladder style towel radiator, complementary tiled walls to half height, extractor fan.

1ST FLOOR-LANDING

4.96m x 1.96m (16.3ft x 6.4ft)

Hatch accessing roof space, double panel radiator, cupboard housing hot water cylinder tank.

BEDROOM ONE

3.93m x 2.81m (12.9ft x 9.2ft)

An excellent sized triple aspect bedroom with double glazed windows to rear, right and left aspects, double panel radiator.

EN-SUITE

2.39m x 1.2m (7.8ft x 3.9ft)

Three-piece suite consisting of a fully tiled shower enclosure with mains fed shower within, low-level flush w.c. and a wash hand basin with toiletry storage below. Tiled floor covering with complementary tiled walls, double glazed obscure window to rear aspect, ceiling mounted downlights.

BEDROOM TWO

3.9m x 2.49m (12.8ft x 8.2ft)

Double-glazed window to rear aspect, double panel radiator.

EN-SUITE

2.46m x 1.19m (8.1ft x 3.9ft)



 **NEWTON
FALLOWELL**



Three-piece suite consisting of a fully tiled shower enclosure with mains fed shower within, low-level flush w.c. and a wash hand basin with toiletry storage below. Tiled floor covering with complementary tiled walls, ceiling-mounted downlights, chrome ladder-style towel radiator.

BEDROOM THREE

3.51m x 2.78m (11.5ft x 9.1ft)

Double-glazed window to front aspect, double panel radiator.

BEDROOM FOUR

3.84m x 3.16m (12.6ft x 10.4ft)

Double-glazed window to front aspect, double panel radiator, television point.

BEDROOM FIVE

2.88m x 2.01m (9.4ft x 6.6ft)

Double-glazed window to front aspect, fitted wardrobe units with pull-out shoe storage as well as drawers and hanging rails.

BATHROOM

2.59m x 2.77m (8.5ft x 9.1ft)

Three-piece suite consisting of a panel bath with mains fed shower above, low level dual flush w.c. and a wash hand basin with toiletry storage below. Ceiling-mounted downlights, double-glazed obscure window to left aspect, fully tiled walls and complementary tiled floor covering.

GARDENS & GROUNDS

The property can be accessed off Blossom Grove via a pathway leading to the front entrance door. There is also a paved driveway leading to the detached garage and a gate accessing the patio area and garden. The garden to the rear is laid mainly to lawn and enclosed behind fencing and brick boundary walls to all aspects; the garden also features a bark-chipped play area, patio area, as well as external power and water supplies.

GARAGE

5.96m x 3m (19.6ft x 9.8ft)



Power and light, 'Hormann' up-and-over door to front aspect.

TENURE

Freehold

COUNCIL TAX

Band E

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





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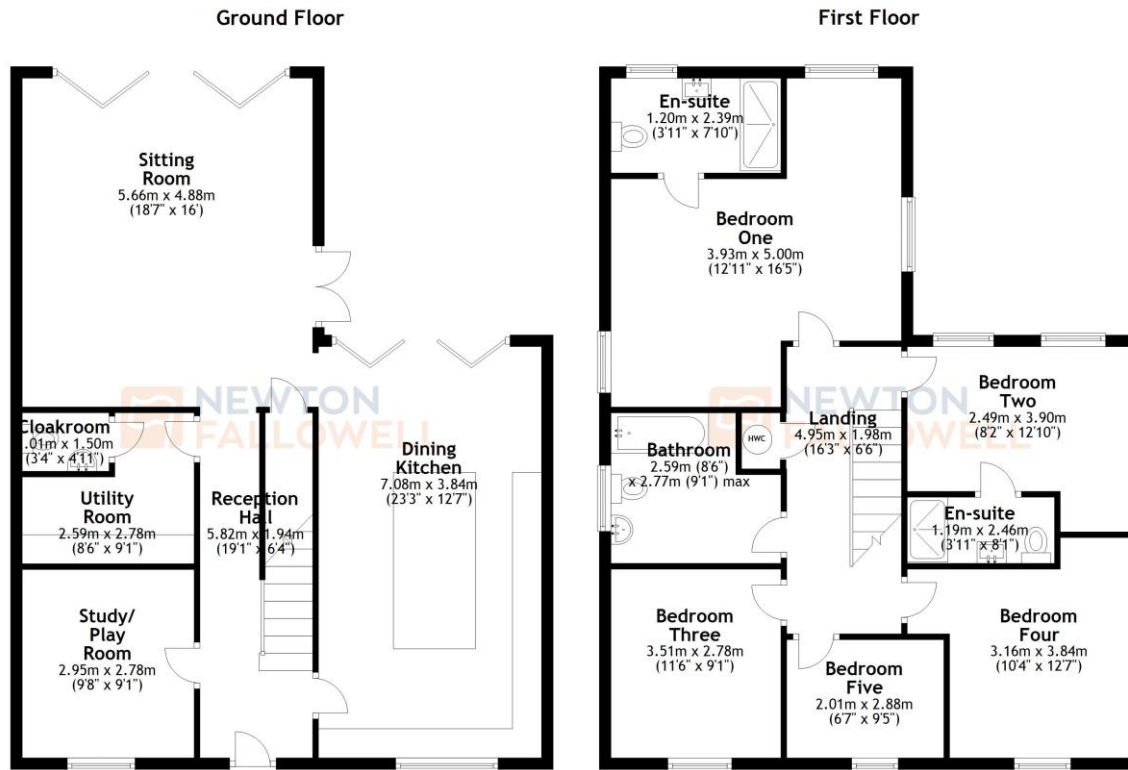


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Floorplan



Total area: approx. 169.0 sq. metres (1818.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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