



41 Brixworth Way, Retford, DN22
6TT



£300,000

 4  2  1

This modern family home is situated on Brixworth Way, a popular cul-de-sac located to the east of Retford town centre. The property is well presented throughout, with accommodation consisting of a sitting room, dining kitchen, utility room, cloakroom, four bedrooms (with one en-suite) as well as a bathroom. Off-road parking is facilitated by a driveway and integral garage, and there is also an enclosed lawned rear garden.





ENTRANCE PORCH 1.5m x 0.99m (4.9ft x 3.2ft)

Upvc double-glazed front entrance door, timber effect laminate floor covering.

SITTING ROOM 4.68m x 4.22m (15.4ft x 13.8ft)

Timber effect laminate floor covering, double and single panel radiators, television and broadband points, stairs leading to the first-floor opening into the dining area and:

KITCHEN AREA 4.44m x 2.5m (14.6ft x 8.2ft)

Fitted with a range of base and wall units consisting of cupboards and drawers underneath butcher's block work surfaces with matching upstand. Appliances include a five-ring gas hob with 'Zanussi' extractor hood above, as well as a 'Logik' electric fan-assisted oven. The kitchen also has space and plumbing for a dishwasher, space and supply for an American-style fridge-freezer, timber effect floor covering, 1 1/2 bowl sink and drainer, double panel radiator, opening into:

DINING AREA 2.67m x 3.44m (8.8ft x 11.3ft)

Timber effect laminate floor covering, upvc double glazed window to rear aspect, understair storage cupboard, double panel radiator.

UTILITY ROOM 2.56m x 2.06m (8.4ft x 6.8ft)

Fitted with a further range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces. Space and plumbing for washing machine, 'Potterton' gas-fired central heating boiler, panel radiator, tiled floor covering, uPVC double glazed door to right aspect, single bowl stainless steel sink and drainer.

CLOAKROOM 2.08m x 0.75m (6.8ft x 2.5ft)

Wash hand basin with toiletry storage cupboard, low level dual flush w.c., uPVC double glazed

obscure window to rear aspect, tiled floor covering, panel radiator.

1ST FLOOR-LANDING 3.7m x 3.11m (12.1ft x 10.2ft)

Range of ceiling-mounted downlights, panel radiator, cupboard housing hot water cylinder tank.

BEDROOM ONE 4.24m x 2.66m (13.9ft x 8.7ft)

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

EN-SUITE 1.87m x 1.48m (6.1ft x 4.9ft)

Fully tiled shower enclosure with mains fed deluge shower above, low level flush w.c., double glazed obscure window to left aspect, wall mounted extractor fan, panel radiator.

BEDROOM TWO 6.26m x 2.5m (20.5ft x 8.2ft)

Upvc double glazed windows to front and rear aspects, double panel radiator, eaves storage cupboards.

BEDROOM THREE 3.49m x 2.86m (11.4ft x 9.4ft)

Upvc double glazed window to rear aspect, panel radiator, hatch accessing roof space.

BEDROOM FOUR 3.34m x 1.95m (11ft x 6.4ft)

Upvc double glazed window to front aspect, panel radiator.

BATHROOM 2.55m x 2.4m (8.4ft x 7.9ft)

Low level dual flush w.c., panel bath, wash hand basin with toiletry storage drawers below. Upvc double-glazed obscure window to rear aspect, wall-mounted extractor fan, shaver point, tiled floor covering, panel radiator.





**NEWTON
FALLOWELL**



GARAGE 4.8m x 2.5m (15.7ft x 8.2ft)

Power and light, timber doors to front aspect.

GARDENS & GROUNDS

The property can be accessed off Brixworth Way via a tarmac driveway, which leads to the single garage and the front entrance door. The remainder of the garden to the front is gravel chipped, and there is also a pathway leading from the garage and along the right aspect of the property. The garden to the rear is laid mainly to lawn and enclosed behind fencing to all aspects.

TENURE

Freehold

COUNCIL TAX

Band D

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.

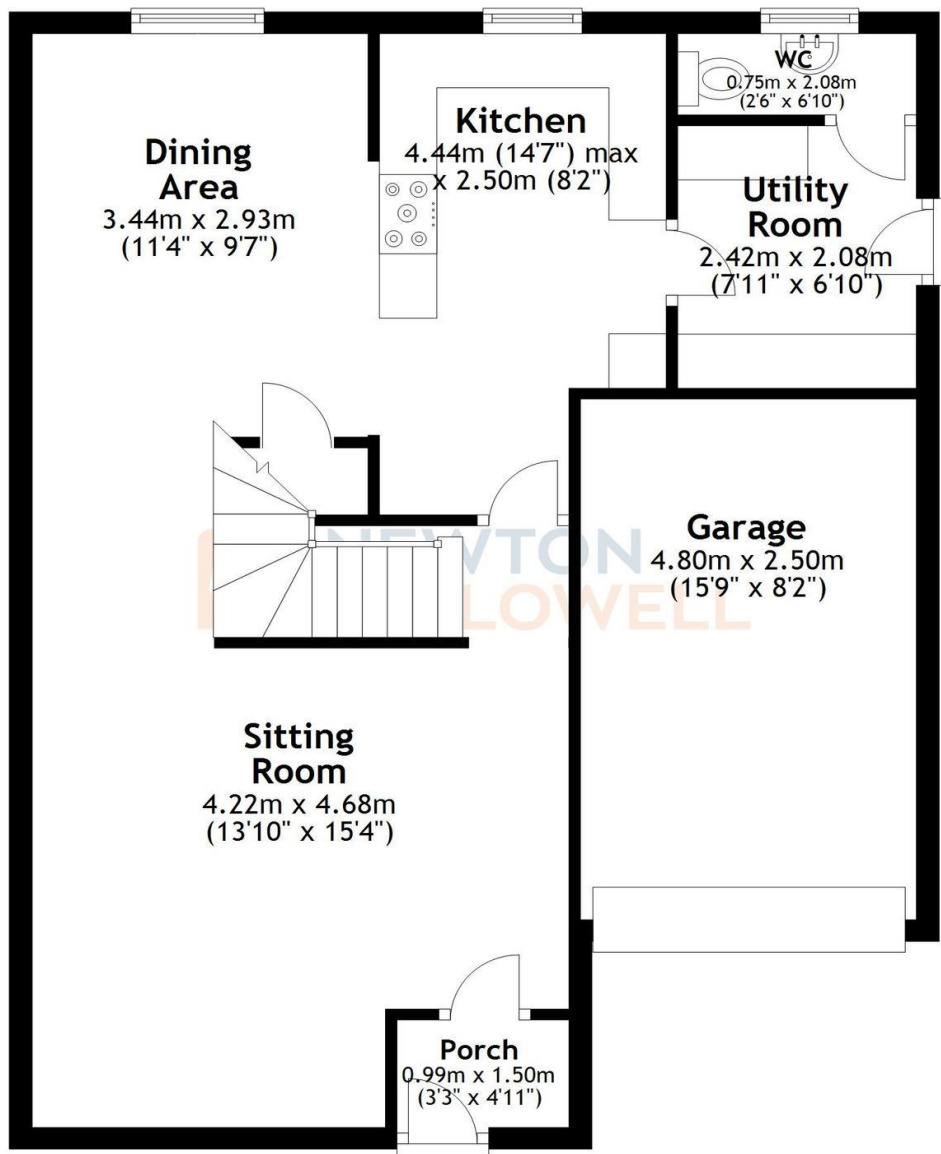
DISCLAIMER

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.

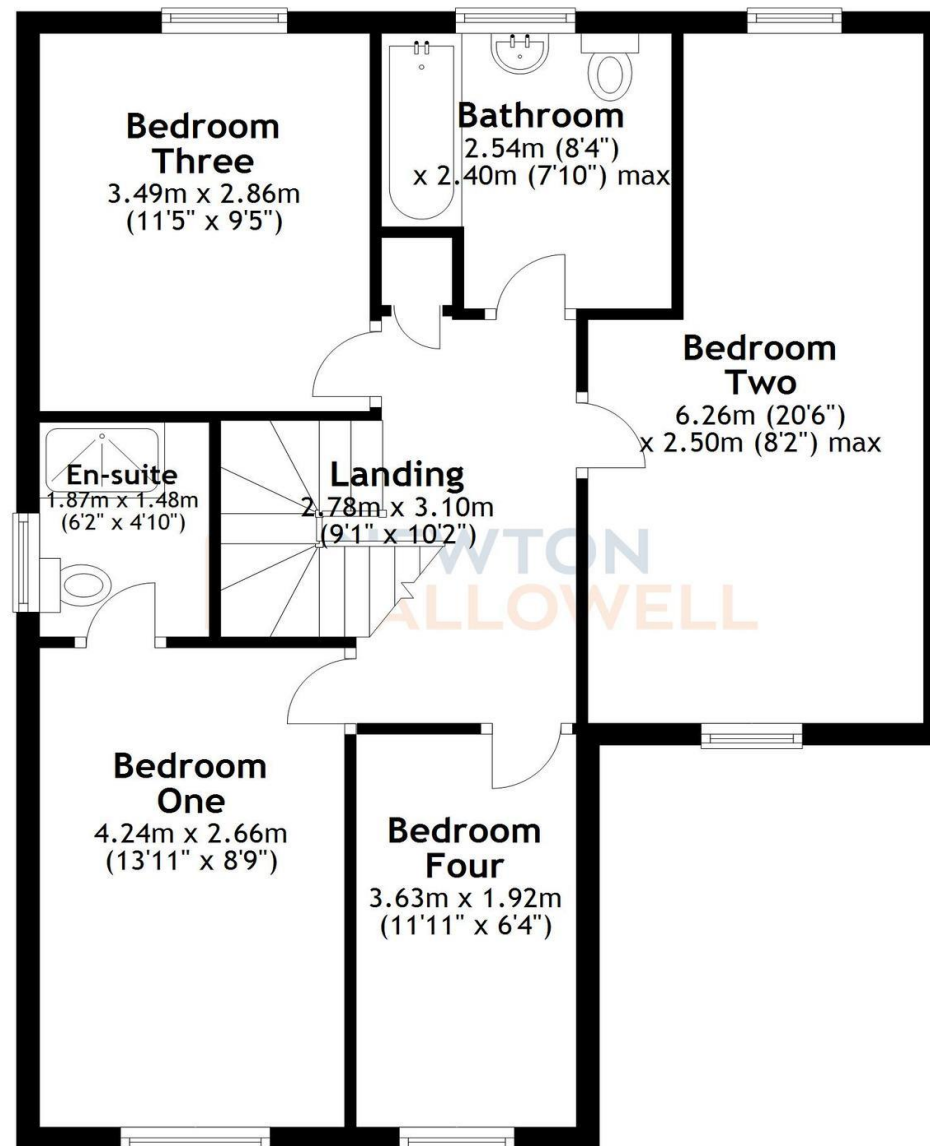




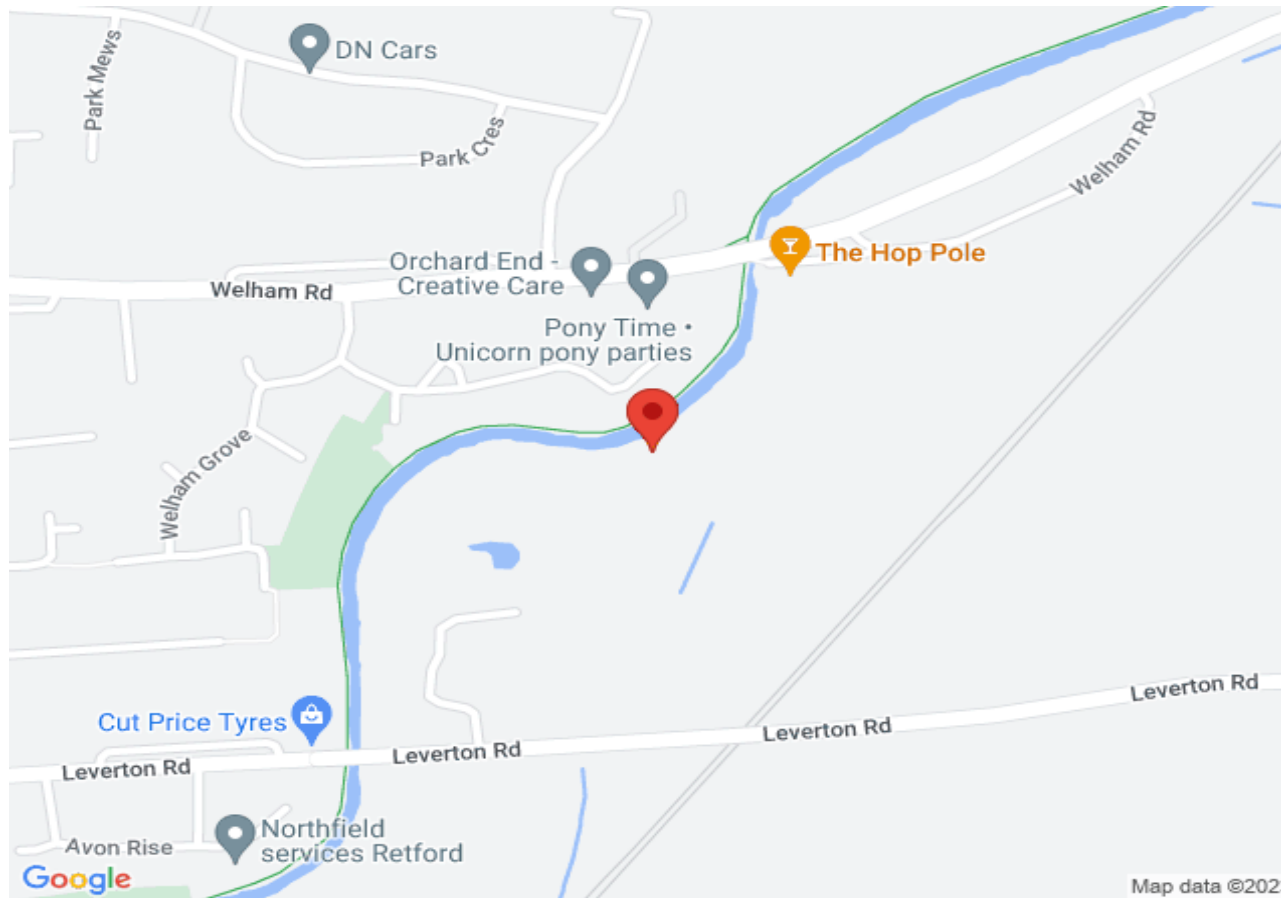
Ground Floor



First Floor



Total area: approx. 134.4 sq. metres (1446.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

