



3 Blossom Grove, Retford, DN22
7XH



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£375,000

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This modern family home is located on Blossom Grove, a pleasant cul-de-sac situated on the southern edge of Retford. Built in 2018, this contemporary property features almost 1500 square feet of accommodation, which briefly consists of a sitting room, play room, a living kitchen with utility room, cloakroom, four bedrooms (one with en-suite) and bathroom. Externally, the property features a tandem garage with driveway suitable for off-road parking, as well as an enclosed rear garden with patio area.





RECEPTION HALL

5.94m x 1.94m (19.5ft x 6.4ft)

Composite front entrance door, tiled floor covering, double panel radiator, wall mounted thermostat for the central heating, stairs leading to the first floor with under-stair storage cupboard.

PLAY ROOM

2.96m x 2.11m (9.7ft x 6.9ft)

Double glazed window to front aspect, double panel radiator.



SITTING ROOM

5.95m x 3.56m (19.5ft x 11.7ft)

An excellent sized dual aspect reception room with double glazed window to front aspect and matching bi-fold doors leading out to the patio area. Television point, two double panel radiators.

LIVING KITCHEN

7.16m x 3.86m (23.5ft x 12.7ft)

Fitted with a range of base, wall and tall units consisting of cupboards and drawers underneath roll-top work surfaces. Appliances include a 'Zanussi' four ring electric hob with extractor hood above, 'Zanussi' electric fan-assisted oven, 'Beko' dishwasher, and 'Beko' upright fridge-freezer. Tiled floor covering continuing from the reception hall, ceiling-mounted downlights, two double panel radiators, and double doors to the right and rear aspects leading out to the garden area.

UTILITY ROOM

1.87m x 1.66m (6.1ft x 5.4ft)

Base unit with roll top work surface, space and plumbing for washing machine, 'Ideal' gas-fired



combination central heating boiler, electric consumer unit, double panel radiator.

W.C.

1.67m x 0.97m (5.5ft x 3.2ft)

Low-level dual flush w.c. with concealed cistern, wash hand basin with toiletry storage below, tiled walls to half height with complementary tiled floor covering, chrome ladder style towel radiator.

1ST FLOOR-LANDING

3.5m x 1.96m (11.5ft x 6.4ft)

Double-glazed window to rear aspect, airing cupboard with shelving within, doors leading to all bedrooms and bathroom.

BEDROOM ONE

2.91m x 2.87m (9.5ft x 9.4ft)

Double glazed window to front aspect, double panel radiator, television point, wall mounted thermostat for the central heating, door leading to:

EN-SUITE

2.87m x 1.46m (9.4ft x 4.8ft)

Walk-in shower enclosure with mains fed deluge shower within, wall-mounted wash hand basin and a low-level flush w.c. with concealed cistern. Fully tiled walls with complementary tiled floor covering, chrome ladder-style towel radiator, double glazed window to rear aspect, extractor fan.

BEDROOM TWO

3.86m x 3.03m (12.7ft x 9.9ft)

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



**NEWTON
FALLOWELL**



BEDROOM THREE

3.67m x 3m (12ft x 9.8ft)

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

BEDROOM FOUR

2.65m x 2.21m (8.7ft x 7.3ft)

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

BATHROOM

2.1m x 2.07m (6.9ft x 6.8ft)

Three piece suite consisting of a panel bath with mains fed deluge shower within, pedestal wash hand basin and a low level dual flush w.c. Double glazed obscure window to left aspect, chrome ladder style towel radiator, tiled walls with complementary tiled floor covering.

GARDENS & GROUNDS

The property can be accessed off Blossom Grove via a pathway leading to the front entrance door, or via the driveway which leads to both the tandem garage and a gate accessing the rear garden. The rear garden is enclosed behind fencing to all aspects, with artificial lawn and patio areas.

TANDEM GARAGE

8.45m x 3.06m (27.7ft x 10ft)

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

AGENTS NOTES

We are advised by our clients that an annual management fee of £130 is to be paid for maintenance of communal areas.

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.





Floorplan



Total area: approx. 134.9 sq. metres (1451.7 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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