



120 Bigsby Road, Retford, DN22 6SF



4



2



2

Offers in excess of £390,000

 4  2  2

This modern family home occupies an enviable position on the edge of Bigsby Road, with views of open fields to the north. Refurbished to an excellent standard, the property features a stunning kitchen with quartz work surfaces, two reception rooms, a utility room, wet room and downstairs w.c., as well as four bedrooms on the first floor with a contemporary bathroom and separate w.c. Sitting within grounds measuring 0.2 of an acre, the property also features gardens to the right and rear aspects, with outdoor entertaining areas and raised vegetable beds, as well as a driveway and garage providing ample vehicle parking.





RECEPTION HALL

4.07m x 2.12m (13'5" x 7'0")

Double glazed obscure front entrance door with matching side light, staircase leading to 1st floor with good sized under-stair storage cupboard, double panel radiator, wall mounted thermostat and engineered oak doors leading to the majority of the ground floor accommodation.

CLOAKROOM

1.51m x 1.49m (5'0" x 4'11")

Low level dual flush WC, wash hand basin with toiletry storage below, double glazed obscure window to front aspect.

SITTING ROOM

6.03m x 3.91m (19'10" x 12'10")

Double glazed windows to front and rear aspects, two double panel radiators, television and broadband points, polished stone fireplace with open fire within.

DINING KITCHEN

5.80m x 3.71m (19'0" x 12'2")

Fitted with a contemporary range of base and wall units consisting of cupboards and drawers underneath solid quartz work surfaces. Fitted appliances include a 'Belling' double oven, an 'AEG' four ring gas hob with 'AEG' extractor hood above, as well as an integrated 'Electrolux' full-size dishwasher. The kitchen also has space and supply for an American style fridge freezer, island unit, matching cupboards and drawers. Timber effect floor covering, range of ceiling mounted LED downlights, two tall column style radiators, double glazed window to rear aspect, a pair of matching French doors to the rear leading out to the garden, a 1 1/2 bowl under-mounted sink and drainer.

SIDE HALLWAY

6.47m x 0.92m (21'2" x 3'0")

Tile floor covering, double glazed obscure entrance door to the front aspect leading to garage.

PLAY ROOM

4.26m x 3.56m (14'0" x 11'8")

Double glazed window to rear aspect and matching French doors to right aspect, double panel radiator.

STUDY

2.57m x 2.51m (8'5" x 8'2")

Double glazed window to left aspect.

UTILITY ROOM

2.53m x 1.96m (8'4" x 6'5")

Fitted with a further range of base and tall units consisting mainly of cupboards underneath stone effect work surfaces. Wall-mounted 'Worcester' gas-fired central heating boiler, space and plumbing for a washing machine, tiled floor covering, double panel radiator, double glazed window to left aspect, single bowl sink and drainer.

WETROOM

2.71m x 0.87m (8'11" x 2'11")

Double glazed obscure window to left aspect, wall-mounted electric 'Mira' shower, wall-mounted wash hand basin, chrome ladder-style towel radiator.





**NEWTON
FALLOWELL**



 **NEWTON
FALLOWELL**

GARAGE

5.44m x 2.77m (17'10" x 9'1")

Power and light within, roller-shutter door to front aspect.

1ST FLOOR-LANDING

3.23m x 1.92m (10'7" x 6'4")

Double glazed window to front aspect, double panel radiator, cylinder cupboard housing hot water storage tank.

BEDROOM ONE

4.89m x 3.02m (16'0" x 9'11")

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

BEDROOM TWO

3.92m x 2.98m (12'11" x 9'10")

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

BEDROOM THREE

3.02m x 2.74m (9'11" x 9'0")

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

BEDROOM FOUR

3.02m x 2.08m (9'11" x 6'10")

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



 **NEWTON
FALLOWELL**



 **NEWTON
FALLOWELL**

BATHROOM

2.51m x 1.86m (8'2" x 6'1")

Panel bath with mains fed shower above, wash hand basin with toiletry storage below, low flush w.c., fully tiled walls with complementary tiled floor covering, chrome ladder style towel radiator, double glazed obscure window to front aspect, range of ceiling mounted downlights.

GARDENS & GROUNDS

The property can be accessed off Bigsby Road via the driveway, which leads to the garage and to a covered porch area to the front. There are lawned areas located to the front and right aspects, with a variety of mature shrubs and bushes and a timber wendy house. The garden to the rear is south-facing and features a patio area, several raised vegetable beds, a further lawned area, and is enclosed behind hedging and fencing to all aspects.

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.

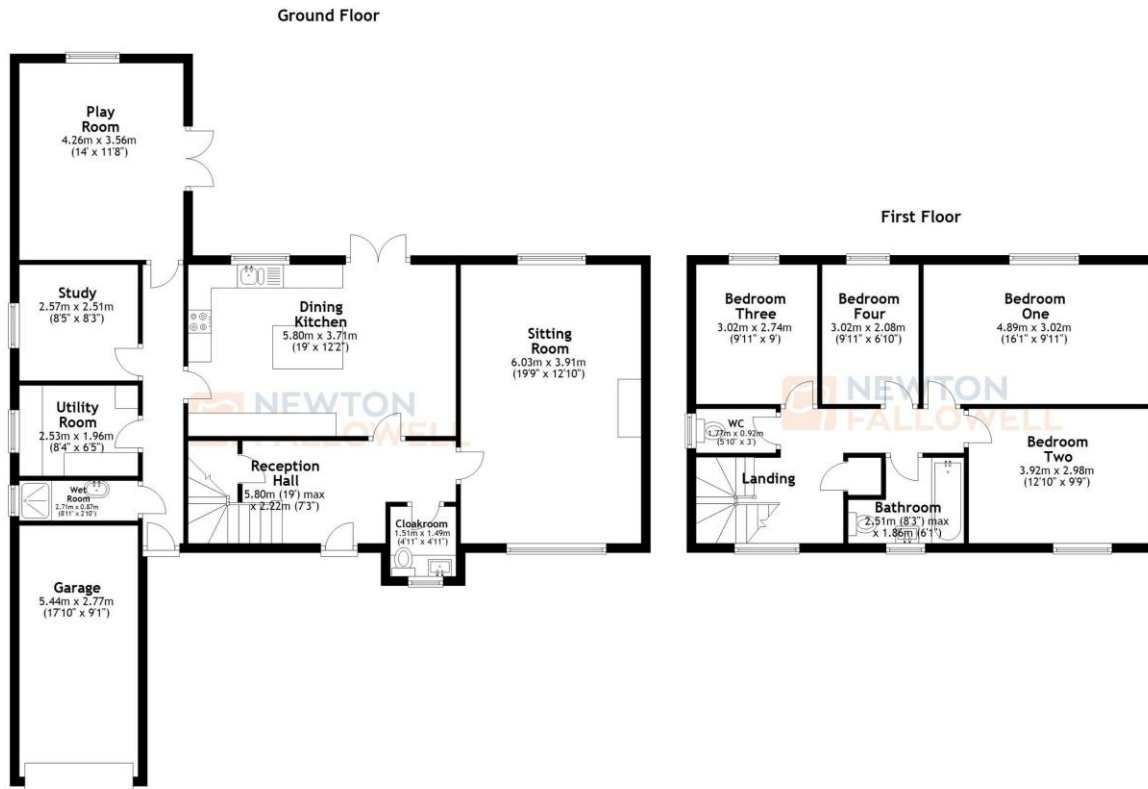
DISCLAIMER

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.

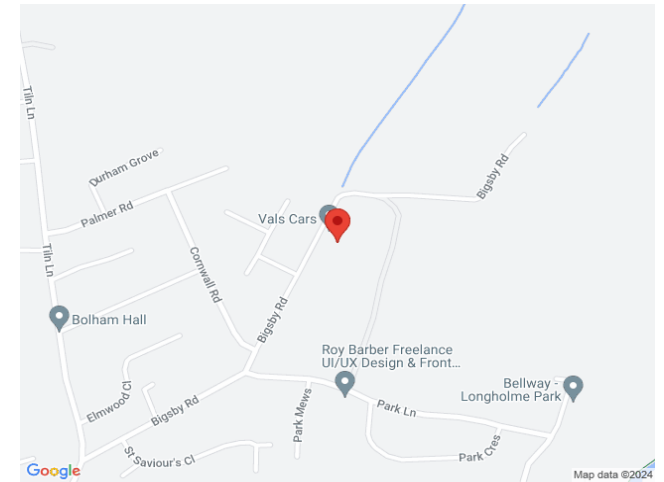




Floorplan



Total area: approx. 172.1 sq. metres (1852.0 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 81 |
| (55-68) | D | | |
| (39-54) | E | 49 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

WWW.EPC4U.COM



Newton Fallowell Retford (Sales)

01777 713910

retford@newtonfallowell.co.uk