



26 Bacopa Drive, Retford,  
DN22 7ZW



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# £510,000

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This substantial family home is situated at the head of the cul-de-sac of Bacopa Drive, part of the recently constructed development of The Brambles. Offered with no upward chain, the property was built in 2019 to exacting standards, with added features including porcelain tiled floors, electrically operated blinds, fitted 'Hammonds' wardrobes, an EV car charging point, and a useful covered area to the side of the property. The property offers a wealth of accommodation including three reception rooms, five bedrooms (with two en-suites) as well as a living kitchen, utility room, cloakroom and a house bathroom with four-piece suite. There is also a substantial paved driveway, detached double garage and a south-east facing rear garden.



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### RECEPTION HALL 3.68m x 3.91m (12'1" x 12'10")

Two double glazed windows to front aspect, double glazed front entrance door, porcelain tiled floor, double panel radiator, staircase leading to 1st floor, range of downlights, 'Hive' smart thermostat.

### DINING ROOM 3.26m x 4.07m (10'8" x 13'5")

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

### STUDY 2.72m x 3.26m (8'11" x 10'8")

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

### CLOAKROOM 1.01m x 2.33m (3'4" x 7'7")

Double glazed obscure window to right aspect, low-level dual flush WC, wall-mounted wash hand basin, porcelain tiled floor with matching tiled walls to half height, double panel radiator, extractor fan, downlights.

### SITTING ROOM 4.59m x 4.99m (15'1" x 16'5")

Double glazed window to right aspect and French doors to the rear leading out patio area and garden, two double panel radiators, contemporary log effect fire with recess for television and shelving.

### BREAKFAST KITCHEN 3.48m x 6.09m (11'5" x 20'0")

Fitted with a range of gloss base and wall units consisting of soft-close cupboards and drawers underneath roll-top work surfaces with matching upstand. Appliances include a 'Zanussi' electric hob with 'Caple' extractor hood above, 'Zanussi' electric fan-assisted oven, a 'Zanussi' upright fridge freezer and 'Zanussi' dishwasher. The kitchen also has a double panel radiator, a continuation of the porcelain tiled floor, double

glazed windows to rear and left aspects, one and a half bowl sink and drainer, downlights.

### LIVING AREA 3.02m x 3.36m (9'11" x 11'0")

Double glazed roof lights, double glazed feature window to rear aspect with electrically operated blinds, further double glazed window to left aspect and matching French doors to the right aspect, double panel radiator, porcelain tiled floor.

### UTILITY ROOM 1.74m x 3.29m (5'8" x 10'10")

Fitted with a further range of gloss base units with work surface. Space and plumbing for washing machine and tumble dryer, 1 1/2 bowl sink and drainer, double glazed door to left aspect, continuation of the porcelain tiled floor, double panel radiator, downlights.

### 1ST FLOOR-LANDING 3.15m x 6m (10'4" x 19'8")

Double glazed windows to front aspect, double panel radiator, hatch accessing roof space, cupboard housing hot water storage tank.

### BEDROOM ONE 2.99m x 3.39m (9'10" x 11'1")

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

### EN-SUITE 1.82m x 2.36m (6'0" x 7'8")

Shower enclosure with mains fed deluge shower within, low level dual flush WC, pedestal wash hand basin, double glazed window to left aspect, porcelain tiled floor and matching tiled walls, chrome ladder style towel radiator, downlights, extractor fan.

### DRESSING AREA 1.51m x 3.48m (5'0" x 11'5")

Double glazed window to rear aspect, fitted wardrobe units by 'Hammonds' with shelving within.





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**BEDROOM TWO** 3.14m x 3.73m (10'4" x 12'2")  
Double glazed window to front aspect, double panel radiator.

**EN-SUITE** 1.77m x 1.87m (5'10" x 6'1")  
Shower enclosure with mains fed shower within, low-level dual flush WC, pedestal wash hand basin, fully tiled walls with complementary tiled floor, double panel radiator, extractor fan, downlights.

**BEDROOM THREE** 3.13m x 3.69m (10'4" x 12'1")  
Double glazed window to front aspect, double panel radiator.

**BEDROOM FOUR** 2.95m x 3.29m (9'8" x 10'10")  
Double glazed window to rear aspect, double panel radiator, range of fitted shelving, downlights.

**BEDROOM FIVE** 3m x 3.49m (9'10" x 11'6")  
Double glazed window window to rear aspect, double panel radiator, a range of wardrobe units with hanging rails, shelving and drawers within, downlights.

**BATHROOM** 2.46m x 2.76m (8'1" x 9'1")  
Four piece suite consisting of shower enclosure with main fed shower within, 'Whirlpool' bath, pedestal wash hand basin, low level dual flush WC, porcelain tiled floor and complementary tiled walls, double glazed obscure window to right aspect, chrome ladder style towel radiator, downlights, extractor fan.

## **GARDENS & GROUNDS**

To the front there is a brick-paved driveway providing ample off road parking. There is a lawned area to the front enclosed behind hedging to the left of the utility room. There is also an electric vehicle charging point. To the left of the utility room,



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there is a covered area with gate accessing the rear garden, which is suitable for pets and provides easy access to the garage. The garden to the rear is laid mainly to lawn with fencing to all aspects, security lighting and two Indian sandstone patio areas.

## DOUBLE GARAGE

Two steel up-and-over doors to front aspect, power and light.

## 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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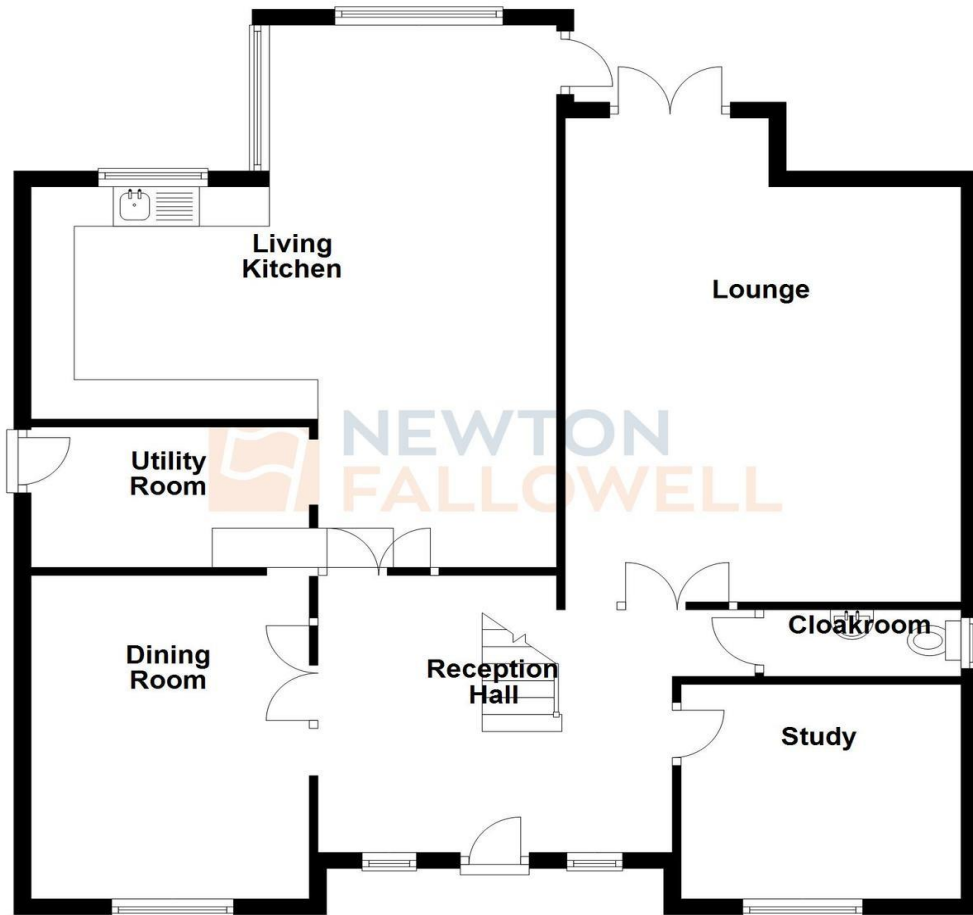


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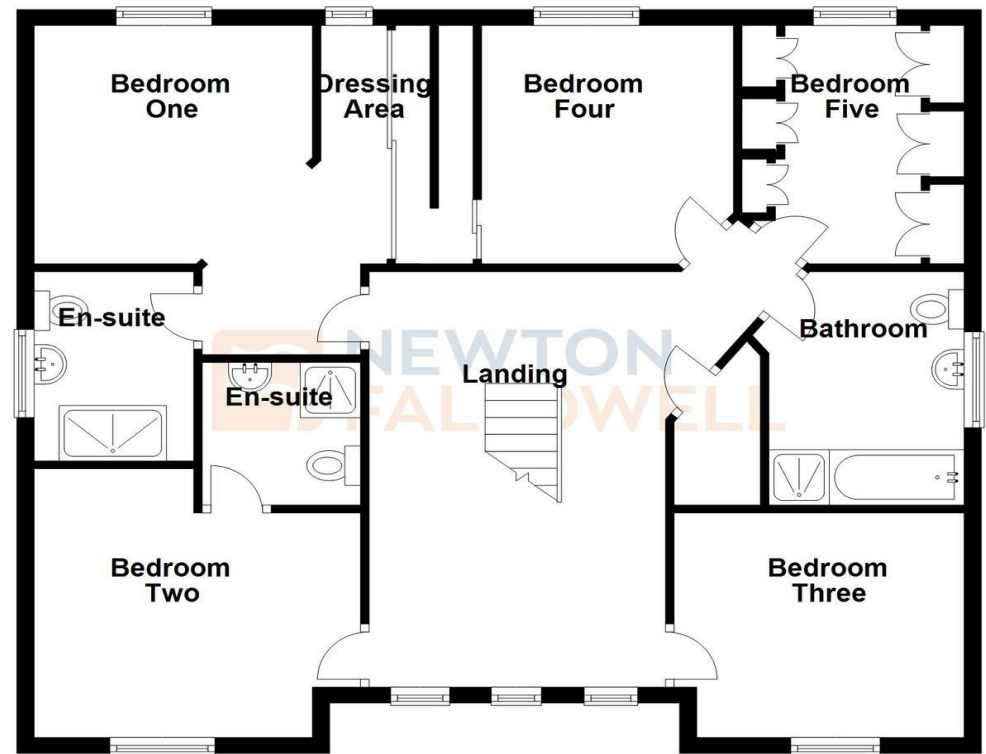


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### Ground Floor

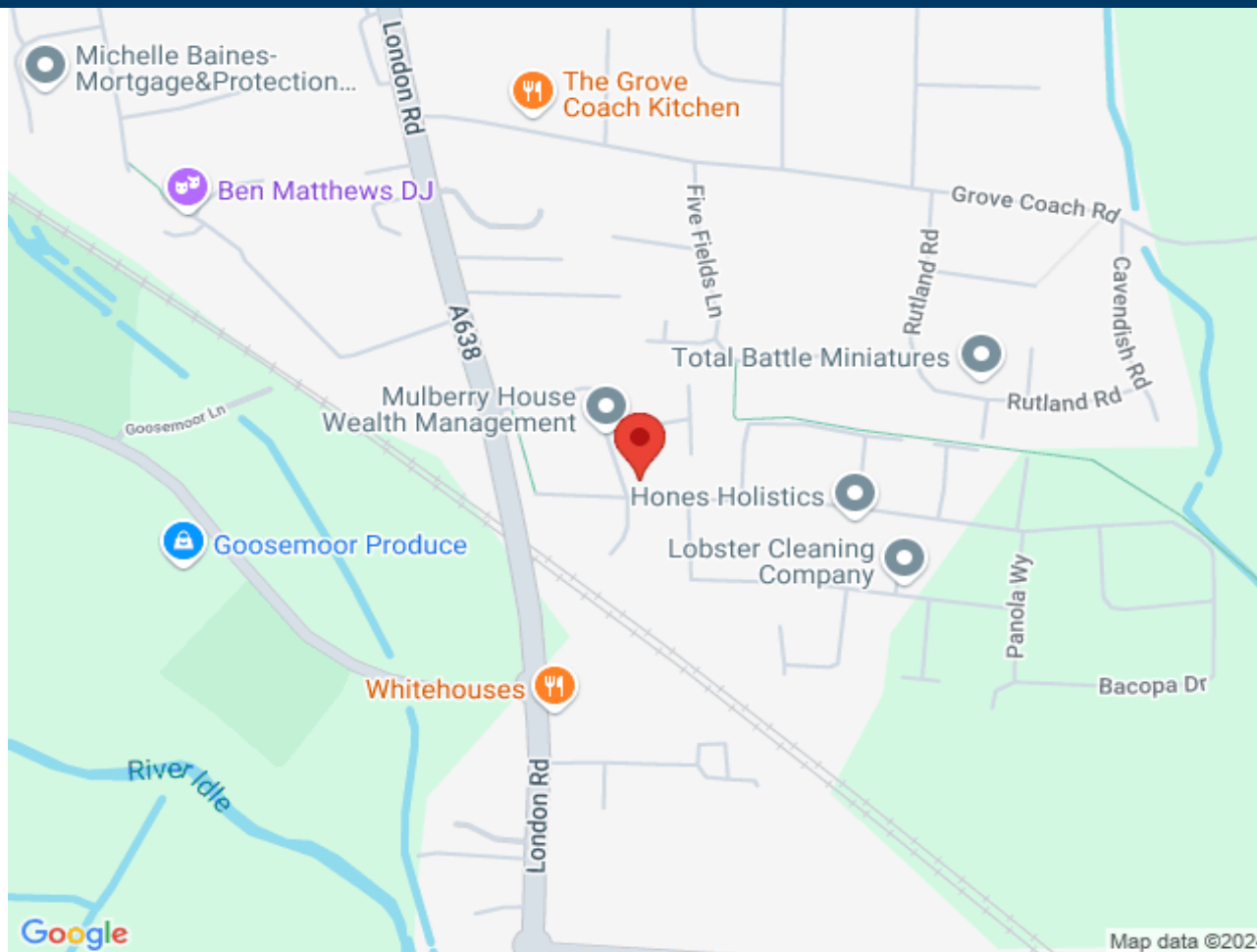


### First Floor



Total area: approx. 198.5 sq. metres (2136.1 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

