



12 Bacopa Drive, Retford, DN22 7ZW



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£400,000



Situated within the popular Brambles residential development in Retford, this modern family home, built in 2018, offers a superb layout for growing families. The versatile accommodation includes two distinct reception rooms, providing flexible living spaces. The well-equipped dining kitchen serves as the heart of the home, complemented by a practical utility room and a downstairs WC for convenience. Upstairs, you'll find four bedrooms, with the principal bedroom featuring a desirable en-suite bathroom, alongside a well-appointed house bathroom. Externally, the property benefits from a secure and enclosed lawned garden, perfect for children and outdoor enjoyment, and a detached double garage to the rear, offering ample off-road parking and storage.





RECEPTION HALL 3.78m x 1.93m (12'5" x 6'4")

Double panel radiator, double glazed front entrance door with matching sidelight, carpeted throughout, staircase leading to 1st floor with under-stair storage cupboard.

SITTING ROOM 3.77m x 2.75m (12'5" x 9'0")

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



LOUNGE 4.65m x 4.05m (15'4" x 13'4")

Double glazed windows to front and left aspects including a rectangular bay window to left aspect television point, double panel radiator, broadband point.

DINING KITCHEN 6.95m x 3.27m (22'10" x 10'8")

The kitchen area is fitted with a range of gloss base and wall units consist of cupboards and drawers underneath timber effect work surfaces. Appliances include a 'Zanussi' five ring gas hob with extractor hood above, a 'Zanussi' double oven situated with a full unit, 'Zanussi' integrated upright fridge freezer, 'Zanussi' dishwasher. The kitchen also has a one-and-a-half bowl sink and drainer with mixer tap, double glazed window to rear aspect, matching window to left aspect and a pair of matching doors leading to the rear garden. There are two double panel radiators and tiled flooring



throughout as well as downlights and an extractor fan.

UTILITY ROOM 2.19m x 1.84m (7'2" x 6'0")

Fitted with a further range of base and wall units to match the kitchen with matching work surface above. Space and plumbing for a washing machine and tumble dryer, tiled flooring to match the kitchen, double glazed door leading to 'Ideal' gas fired combination central heating boiler, double panel radiator.

CLOAKROOM 1.82m x 0.93m (6'0" x 3'1")

Double glazed obscure window to right aspect, low-level dual flush WC, wash hand basin, tiled walls to half height, tiled flooring continuing from the utility room, wall mounted electric consumer unit.

1ST FLOOR-LANDING

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

BEDROOM ONE 4.04m x 2.76m (13'4" x 9'1")

Double panel radiator, double glazed window to front aspect, pair of double-doored wardrobe units with hanging rail and shelf within.

EN-SUITE 1.71m x 1.59m (5'7" x 5'2")





Low level dual flush WC, pedestal wash hand basin, fully tiled shower enclosure with mains fed shower within, double glazed obscure window to right aspect, timber effect flooring, double panel radiator, downlights and extractor fan.

BEDROOM TWO 3.63m x 2.77m (11'11" x 9'1")

Double glazed window to front aspect and double panel radiator.

BEDROOM THREE 3.46m x 2.77m (11'5" x 9'1")

Double glazed window to rear aspect and double panel radiator.

BEDROOM FOUR 2.82m x 2.7m (9'4" x 8'11")

Double glazed windows to rear and left aspects, double panel radiator.



BATHROOM 2.59m x 2.57m (8'6" x 8'5")

Low level dual flush WC, pedestal wash hand basin, panel bath, fully tiled shower enclosure with mains fed shower within, timber effect flooring, double panel radiator, double glazed obscure window to rear aspect.

GARDENS & GROUNDS

The property features a pathway leading from Bacopa Drive to the front entrance door, flanked by lawned areas either side. A double garage located to the rear of the property provides off road parking. The rear garden features lawned and patio areas as well as an external water supply, and a passenger door leading to the garage.

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.

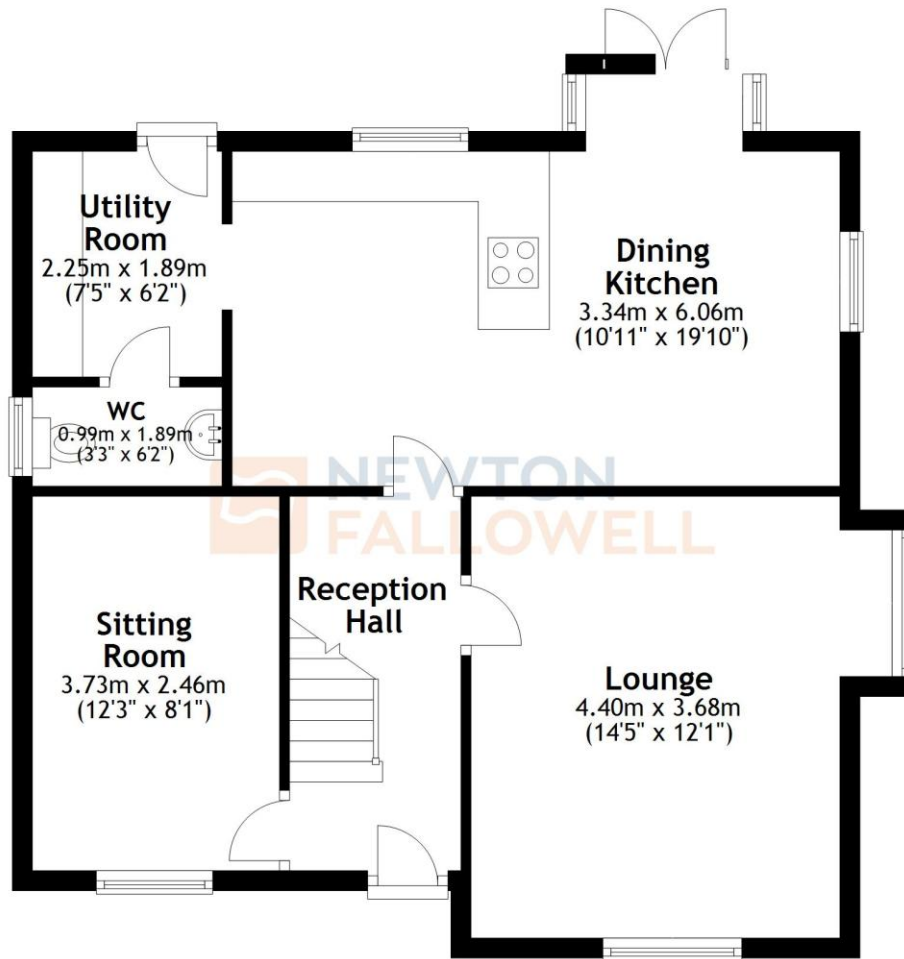
DISCLAIMER

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.

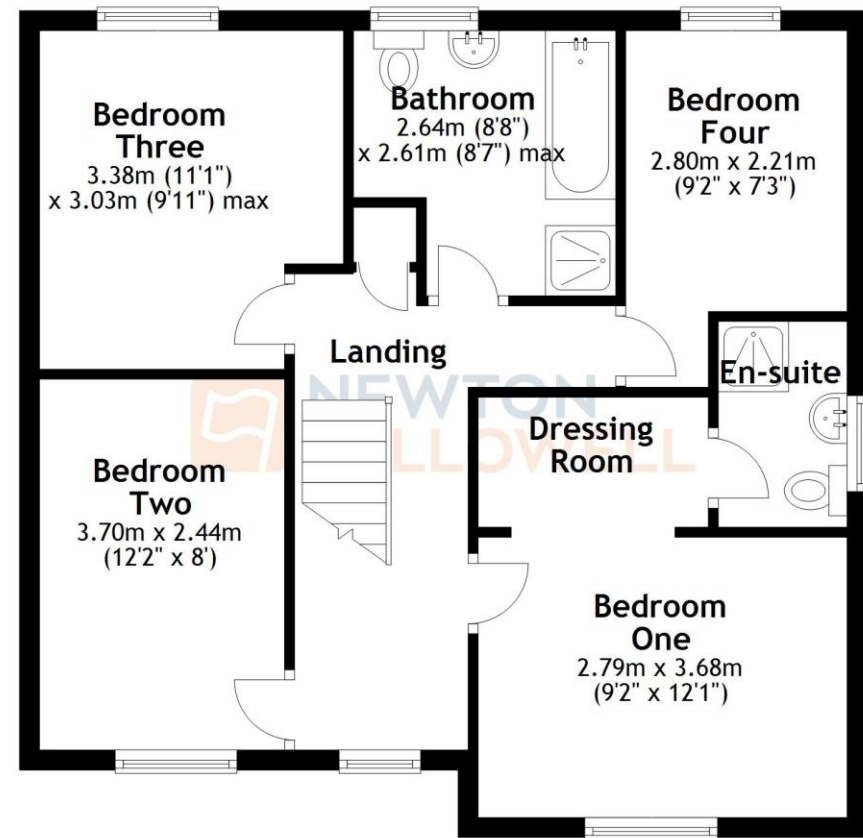




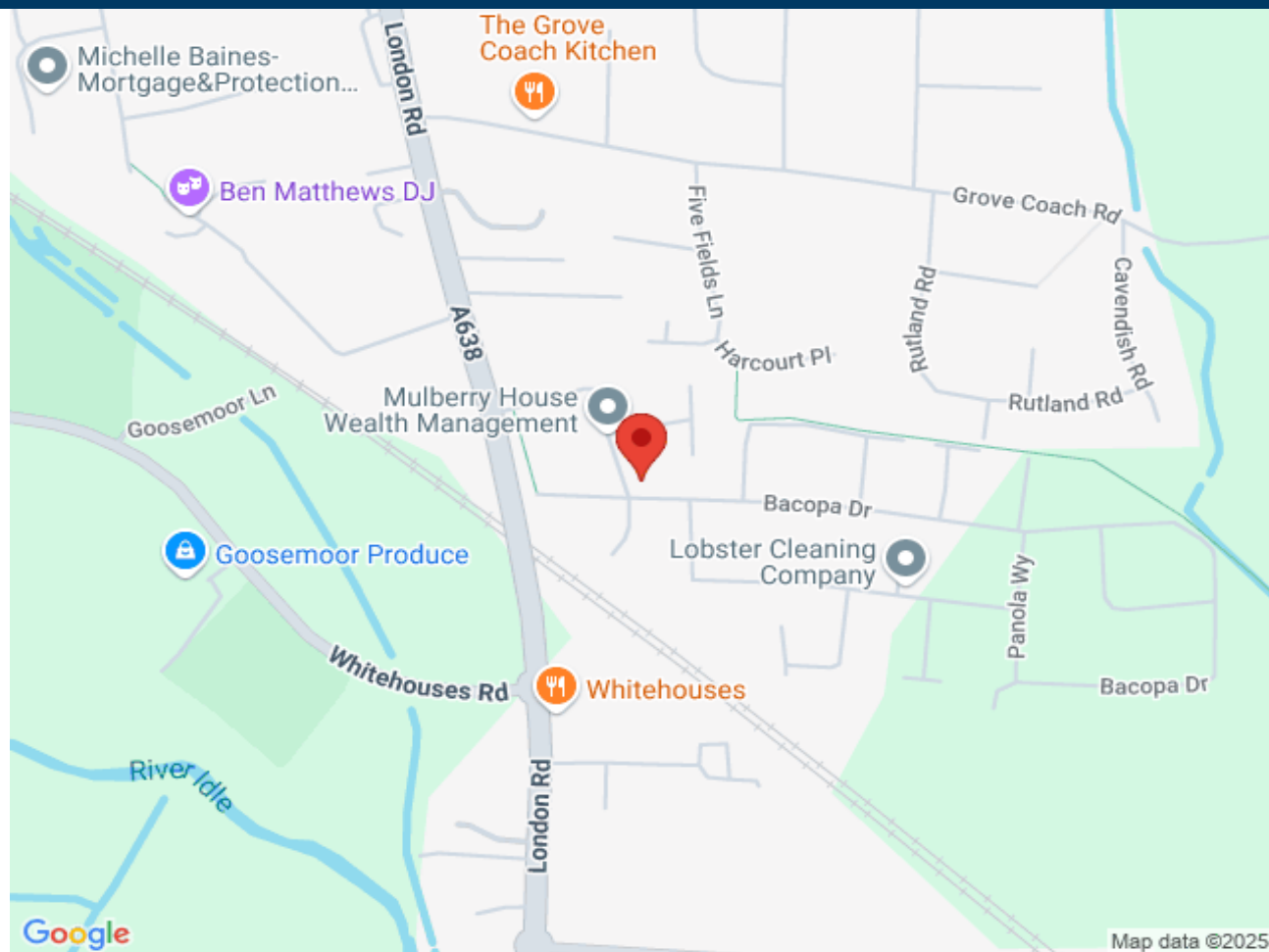
Ground Floor



First Floor



Total area: approx. 122.3 sq. metres (1316.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		