



53 Bacopa Drive, Retford, DN22
7ZW



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£350,000

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This beautifully appointed four-bedroom family home at 53 Bacopa Drive is designed for modern family life, boasting four spacious bedrooms, including a master with an en-suite and fitted wardrobes. The ground floor features a bright lounge and a superb kitchen/diner with French doors and a partial island, complemented by a separate utility room and downstairs WC. Outside, the property provides excellent parking with a larger than average driveway leading to an integral garage. The private, enclosed rear garden is a true highlight, offering distinct gravel, patio, and decking areas perfect for entertaining and relaxation amidst attractive raised borders. Finally, for an energy-efficient benefit, the home is equipped with solar panels on the roof with a battery in the garage.





Entrance Hallway

The home is accessed via a GRP front door with frosted glass leading into the Entrance Hallway, which includes a single panel radiator.

Lounge 5.26m x 3.1m (17'4" x 10'2")

The Lounge features a box bay window to the front aspect, carpeted flooring throughout, a TV point, and two single panel radiators. Glazed double doors connect the hallway directly into the lounge.

Kitchen Diner 6.45m x 3.03m (21'2" x 9'11")

The spacious Kitchen/Diner is a highlight, featuring French doors with double-glazed glass leading to the rear garden and four double-glazed windows to the side and rear. The kitchen includes a partial central island, a mix of floor and wall-mounted cupboards, integrated electric oven, four-burner gas hob, dishwasher, sink with drainer and mixer tap, and integrated fridge and freezer. This area is warmed by two double panel radiators.

Utility Area 2.04m x 1.67m (6'8" x 5'6")

The Utility Area has a stable-style door with obscure double-glazed glass to the rear aspect, a worksurface, wall-mounted cupboards, a single panel radiator, and space and plumbing for a freestanding washing machine and tumble dryer.

Downstairs WC

A Downstairs WC is provided, featuring a dual flush WC, wash hand basin on a pedestal with a mixer tap, and a single panel radiator.

Integral Garage

An Integral Garage is accessible via a rolling garage door to the front and internally. Power and lighting within.

First Floor Landing

The First Floor Landing features a double-glazed window with obscure glass to the side aspect, carpeted flooring, a single panel radiator, and provides access to the loft.

Bedroom One 3.3m x 3.01m (10'10" x 9'11")

The Master Bedroom includes a double glazed window to the rear aspect, two single panel radiators, a TV point, and fitted wardrobes creating a dressing area.

En-suite 1.81m x 1.44m (5'11" x 4'8")

The En-suite is fitted with a double-glazed obscured glass window to the rear aspect, a quadrant shower cubicle with wall-mounted shower controls, a dual flush WC, wash hand basin on a pedestal with a mixer tap, and a wall-mounted heated towel rail.

Bedroom Two 4.11m x 2.94m (13'6" x 9'7")

Bedroom Two offers a double-glazed window to the front aspect, a double panel radiator, and carpeted flooring.

Bedroom Three 3.3m x 2.64m (10'10" x 8'8")

Bedroom Three has a double-glazed window to the rear aspect, a single radiator, and carpeted flooring.

Bedroom Four 3.41m x 2.64m (11'2" x 8'8")

Bedroom Four features a double-glazed window to the front aspect, a single panel radiator, and carpeted flooring throughout.

Bathroom 3.3m x 3.01m (10'10" x 9'11")

The Main Bathroom is well-appointed, including a panel bath with a mixer tap, a separate quadrant shower cubicle with wall-mounted controls, a dual flush WC, wash hand basin on a pedestal with a mixer tap, a wall-mounted heated towel rail, and a double-glazed obscured glass window to the front aspect.

Gardens and Grounds

The Front of the Property boasts a larger than average driveway providing ample off-road parking, with a path leading to the front door. The Rear Garden is a private and enclosed space featuring a gravel area and patio perfect for entertaining, with decking to the rear for relaxation. It includes a path down the left aspect and raised borders to the right.

Solar panels







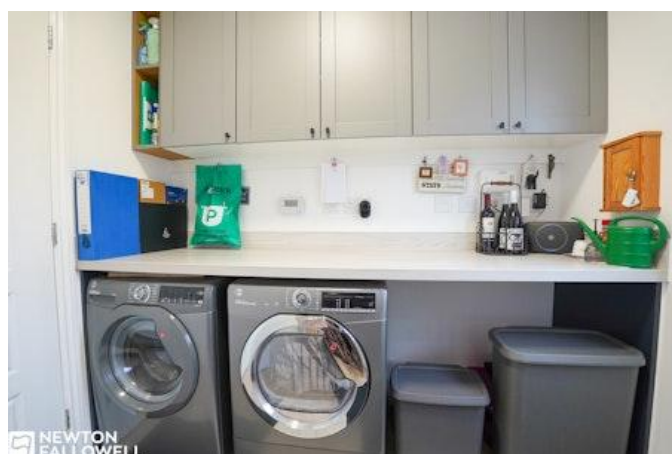
These are owned and come without any lease. They are connected to a battery within the garage.

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. Any site measurements given are subject to site survey.

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.

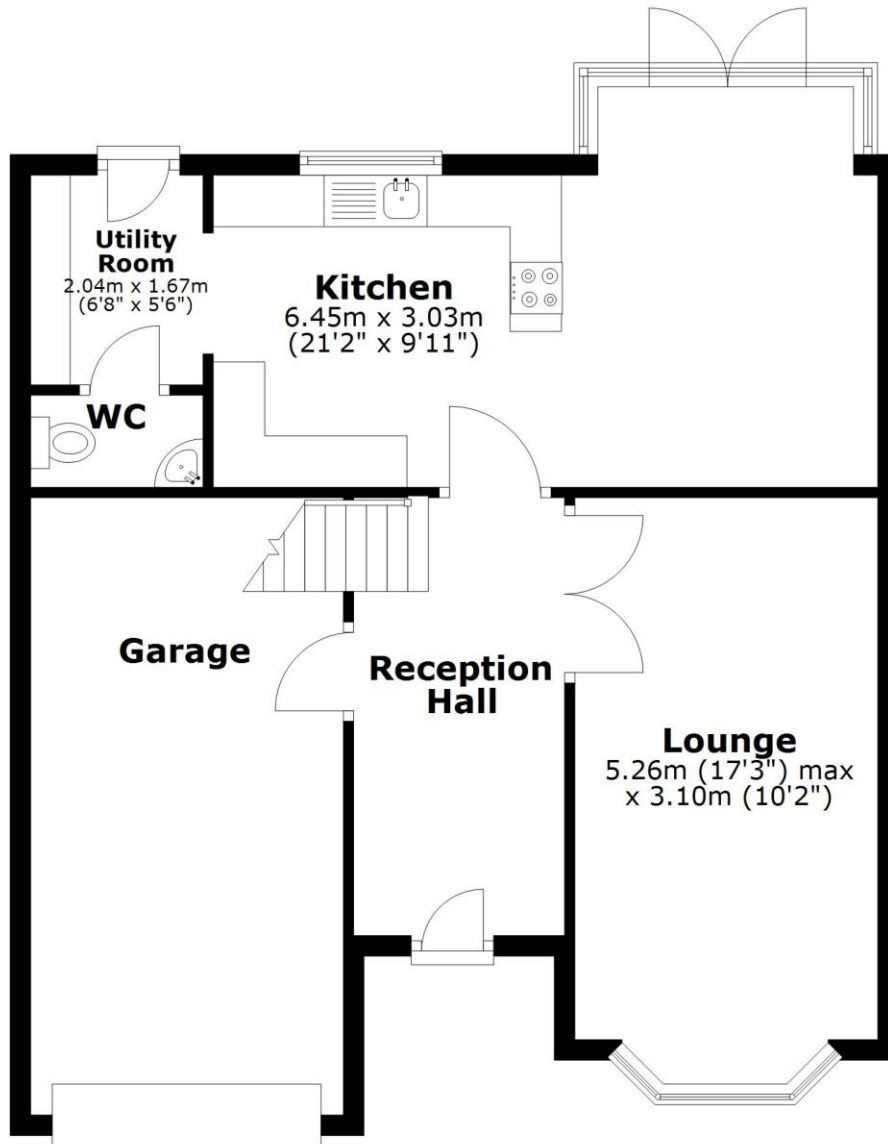






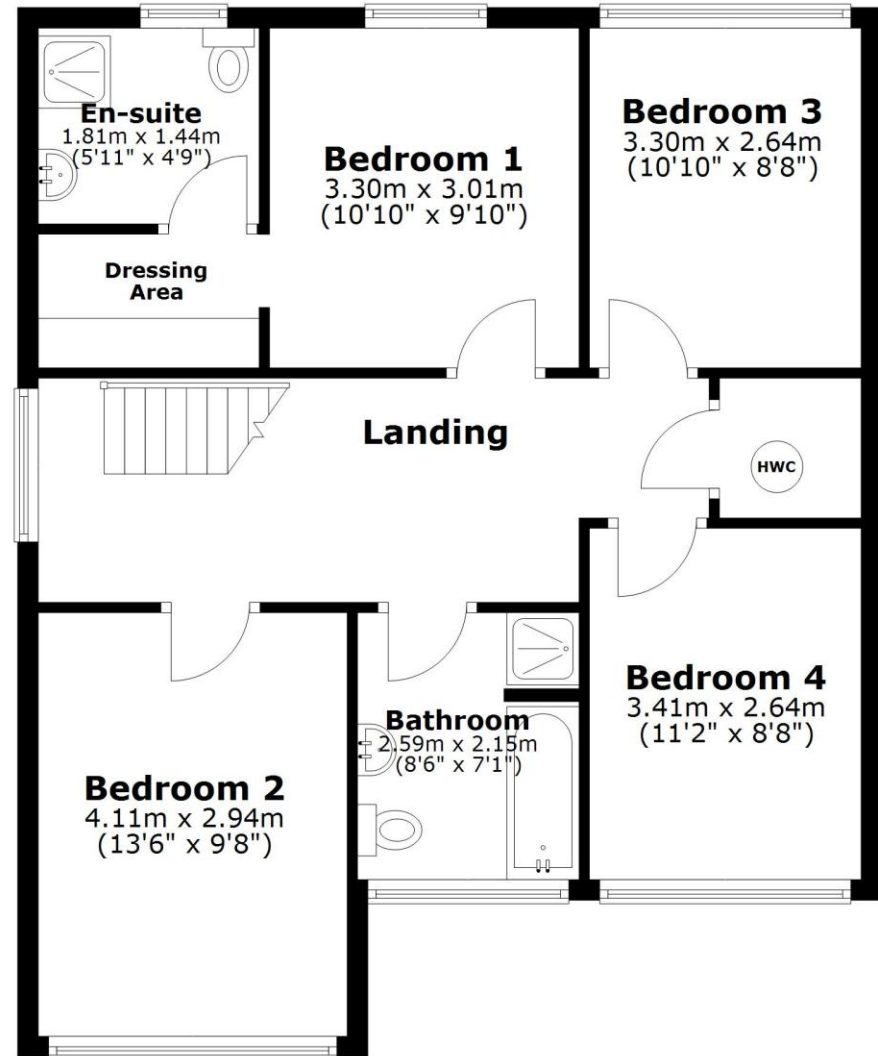
Ground Floor

Approx. 70.0 sq. metres (753.4 sq. feet)

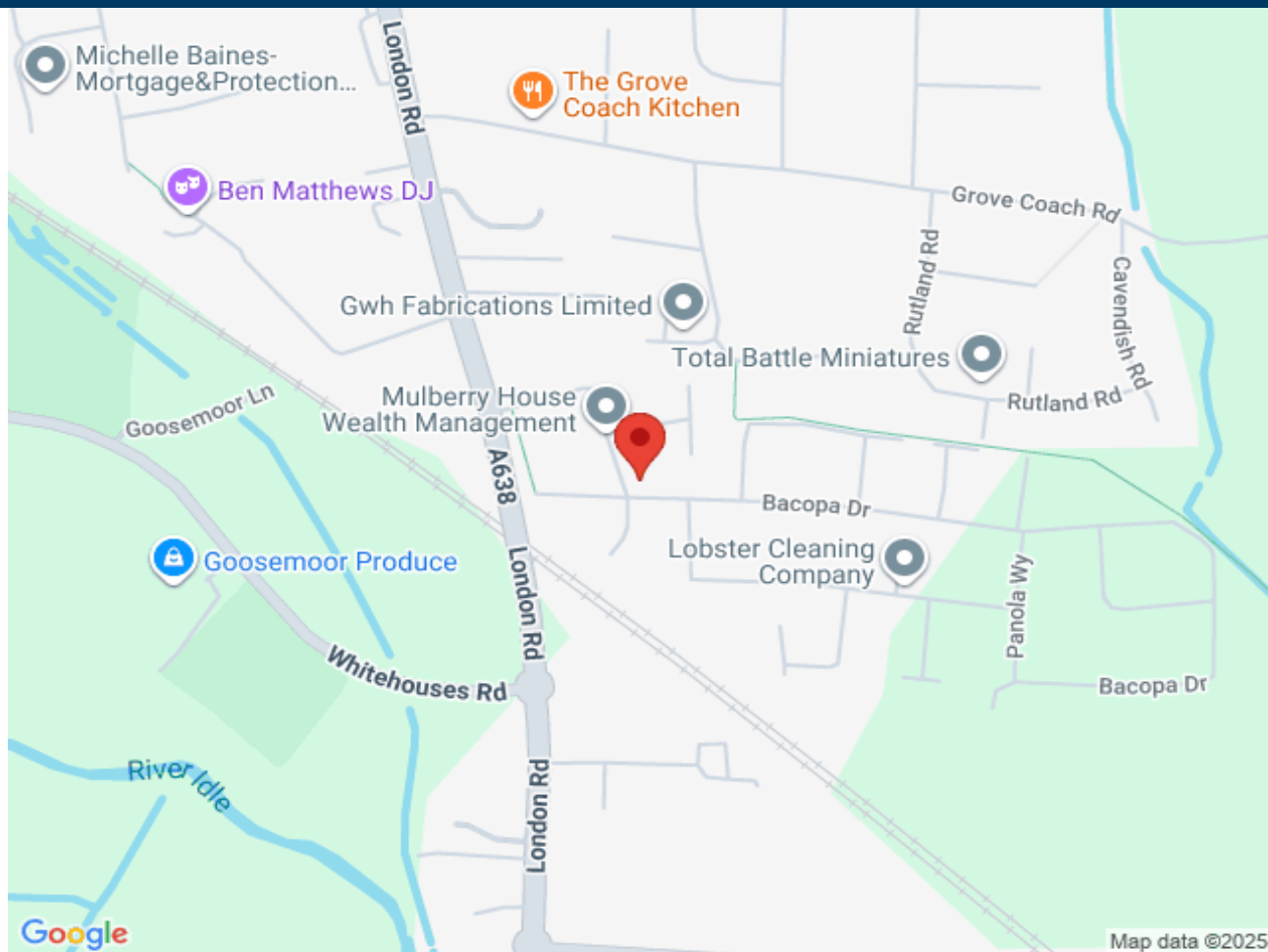


First Floor

Approx. 68.9 sq. metres (741.2 sq. feet)



Total area: approx. 138.9 sq. metres (1494.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		