



1 Briar Close, Elkesley, Retford, DN22
8BP



£250,000



A well-presented detached bungalow offering versatile living accommodation within a sought-after residential area of Elkesley, Retford, Nottinghamshire. This property provides an arrangement consisting of two generously proportioned bedrooms and two bathrooms, appealing to a variety of lifestyle requirements. The home features a spacious lounge, designed to create a welcoming environment for relaxation or entertaining, alongside a functional kitchen diner that is well-suited to family meals or gatherings.





One of the highlights of this bungalow is the private enclosed rear garden, offering an outdoor space that is both secure and easily maintained. The property is complemented by a detached garage, providing secure parking and additional storage. The home benefits from gas central heating, ensuring comfort throughout the year.

This property is offered for sale with no upward chain, presenting a convenient and straightforward transaction for prospective purchasers. The tenure is freehold, providing the benefit of full ownership. An Energy Performance Certificate rating of 'C' is in place, reflecting favourable energy efficiency.

Local area
Retford is a prominent market town within Nottinghamshire, known for its blend of traditional charm and modern convenience. The area features excellent transport links, facilitating direct routes to a range of destinations including regional business and leisure hubs. Local amenities include reputable schools, retail outlets, and communal green spaces, further enhancing the appeal of the location for families and professionals alike. The town also offers access to a network of major roads and public transport options, supporting straightforward travel throughout the wider area.

Entrance Hallway

The property is accessed via the Entrance Hallway through a UPVC door with double-glazed obscure glass to the front aspect. The hallway provides access to the bedrooms, the reception room, and the kitchen, and features two useful storage cupboards and a single panel radiator.

Lounge 6.74m x 4.54m (22'1" x 14'11")

The Lounge is a bright room with a dual aspect, featuring double-glazed windows to the front and a box bay window. It has double-glazed French doors with side windows leading to the rear aspect. The room is heated by two single panel radiators and benefits from a wood-burning stove with a surround, along with a TV point.

Kitchen 3.2m x 3.62m (10'6" x 11'11")

The Kitchen includes floor and wall mounted cupboards and features a full ring electric hob with an integrated oven, an integrated fridge/freezer, and an integrated dishwasher. It also includes a bowl and a quarter sink with a drainer and mixer tap, a single panel radiator, and a cupboard housing the boiler. The room has double-glazed windows and a UPVC door with a double-glazed window facing the rear aspect, along with a TV point.

Bedroom One 3.33m x 3.58m (10'11" x 11'8")

Bedroom One features double-glazed windows to the rear aspect, a single panel radiator, and a TV point.

Ensuite 3.33m x 1.46m (10'11" x 4'10")

The Ensuite serving the master bedroom includes a quadrant shower with wall-mounted shower controls and showerhead, a

dual flush WC, and a wash hand basin on a pedestal. It features a wall-mounted heated towel rail, a shaving point, and a double-glazed window to the side aspect.

Bedroom Two 3.22m x 3.5m (10'7" x 11'6")

Bedroom Two is located at the front of the property, featuring a double-glazed window and a single panel radiator.

Main Bathroom 2.08m x 2.08m (6'10" x 6'10")

The Main Bathroom is fitted with a panel bath with a mixer tap, a wash hand basin on a vanity unit, and a dual flush WC. It features a wall-mounted heated towel rail and a double-glazed window to the front aspect.

Gardens and Grounds

The front of the property is situated in a small cul-de-sac and features a small lawn area with a path leading to the front door. The Gardens and Grounds at the rear include a small patio area with a path leading along the rear of the property. A driveway runs along the left side of the property, leading up to the detached garage.

Garage 4.06m x 5.17m (13'4" x 17'0")

The Garage is detached and is accessed via a roller door. It includes a side access door and benefits from internal power and lighting.

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.

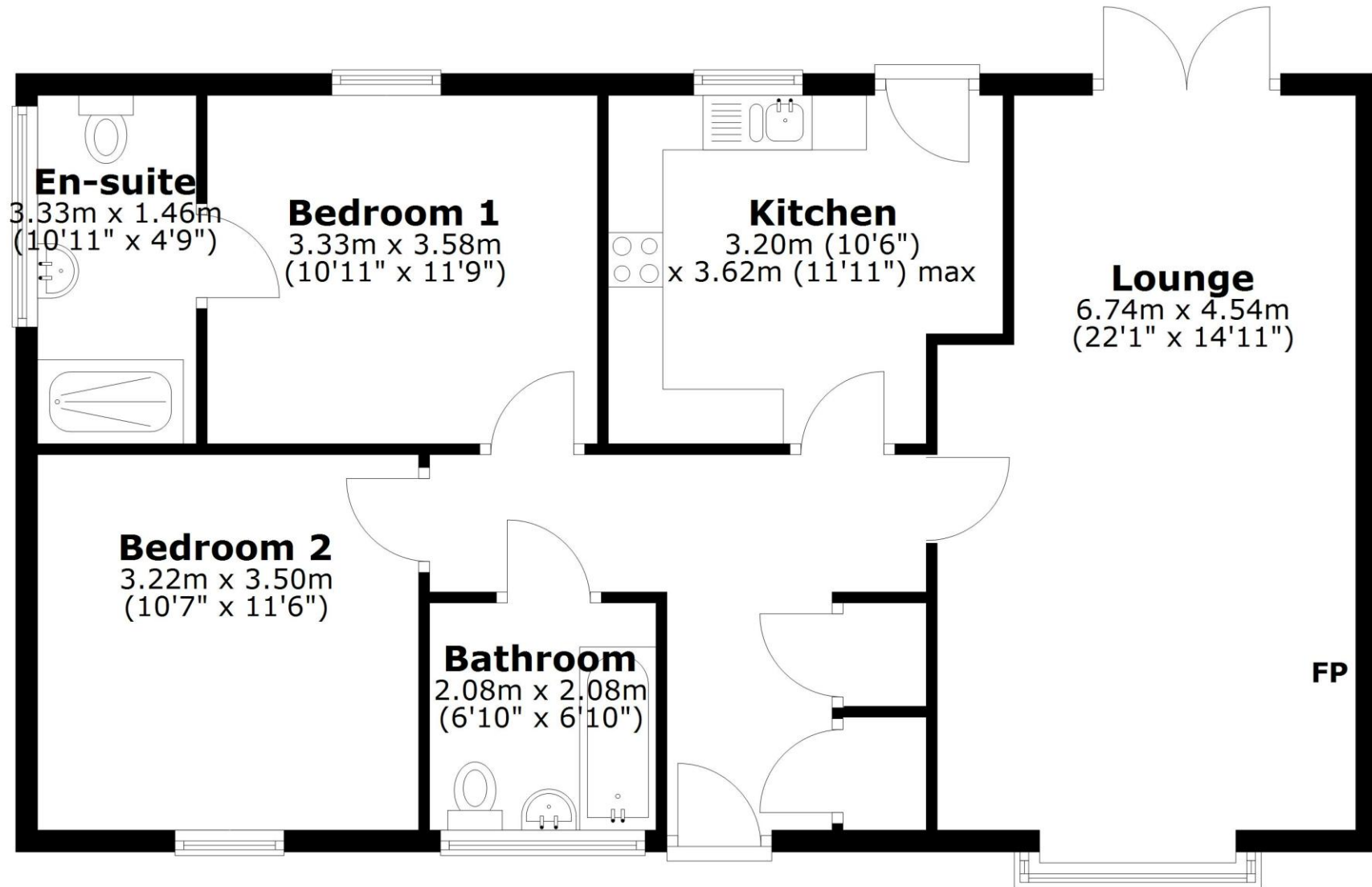
Services

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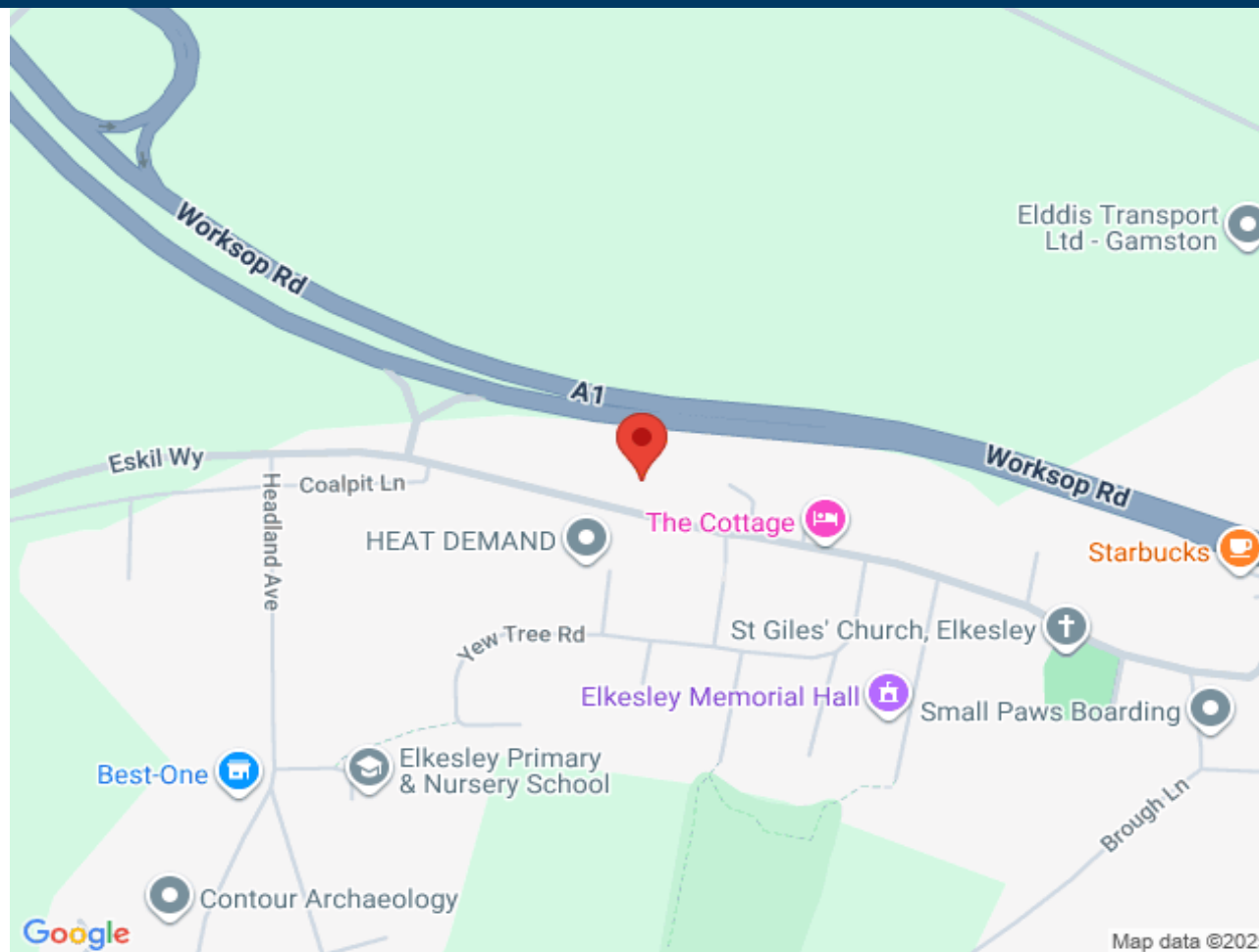
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Ground Floor

Approx. 84.5 sq. metres (909.6 sq. feet)



Total area: approx. 84.5 sq. metres (909.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		