



Badgers Chase, Retford DN22 6RX

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EXCLUSIVE



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This substantial four-bedroom detached family home demands early inspection to appreciate the accommodation on offer. Situated in a quiet cul de sac on the northern outskirts of Retford the property has a garden to rear, double garage and off-street parking. Priced to sell and **VIEWING IS HIGHLY RECOMMENDED.**





DESCRIPTION

Briefly the property comprises entrance hallway, lounge, dining room, kitchen diner, utility room, conservatory and downstairs cloakroom to the ground floor and four bedrooms, one with en suite and family shower room to the first floor. Whilst outside is a secure garden to the rear with integral double garage and off-street parking to the front. The property also benefits from gas central heating and double glazing.

ACCOMMODATION

The property is accessed via a wood effect double glazed entrance door with glass panels and porched overhang leading into:

ENTRANCE HALL

12'7" x 7'2"

Providing access to the lounge, kitchen diner and dining room, stairs rising to first floor accommodation with wooden balustrade. Understairs cupboard with coat hanger, radiator.

LOUNGE

11'5" x 20'11"

Central feature marble fireplace with gas fire and mantle, TV and telephone points, bay window to the front elevation, two radiators and French doors leading into:



CONSERVATORY

11'10" x 16'7"

Tiled flooring, fan to ceiling, French doors leading out to the rear garden

DINING ROOM

20'2" x 14'0" maximum dimension

Formerly two rooms. wooden corner wall unit, two windows to the rear elevation and two radiators.

KITCHEN DINER

12'9" x 9'9"

Wall and base units in wood, wine rack, complementary granite worktops, spaces for oven with extractor fan over and fridge, one and a half ceramic sink with mixer tap, tiled splashback, tile effect flooring, window to the side elevation and radiator.

FIRST FLOOR LANDING

15'7" x 11'4"

L shaped landing providing access to bedrooms and shower room, cupboard housing the water tank with shelving, smoke alarm to ceiling, window to the front elevation and radiator.



MASTER BEDROOM

10'11" x 11'8"

Fitted wardrobes, window to rear and radiator. Door leading into:

EN SUITE

7'8" x 8'7"

Matching white suite comprising corner bath, shower cubicle with rainfall head and separate handheld unit, wash hand basin with cupboard under and wall mirror over and built in spotlights, low level flush wc, shaving socket, partially tiled walls, spotlights to ceiling with air vent, obscure window to the front elevation.

BEDROOM TWO

12'9" x 9'10"

Window to the side elevation and radiator.

BEDROOM THREE

9'8" x 10'5"

Window to the rear elevation and radiator.

BEDROOM FOUR

9'6" x 10'0"

Loft hatch, window to the rear elevation and radiator.



FAMILY SHOWER ROOM

8'1" x 8'0"

Matching white suite comprising shower unit with rainfall head and handheld unit, wash hand basin with mixer tap and cupboard under, low level flush wc, vanity unit with mirror, uPVC cladded ceiling with spotlights, mermaid wall boards, wood effect vinyl flooring, towel radiator, obscure window to the side elevation.

EXTERNALLY

To the front is a block tiled drive leading to the double garage allowing off street parking for several vehicles, path to side gate and small lawned area, whilst the rear garden is enclosed by wood panel fencing and a hedgerow and is laid to lawn with mature borders, shrubs and trees and paving area. Wooden shed, outside tap, feature lamp post, lighting, and double external power socket.

INTEGRAL GARAGE

16'6" x 17'0"

Two up and over doors, power and lighting, wall and base units, shelves and roof storage, window to the front elevation.

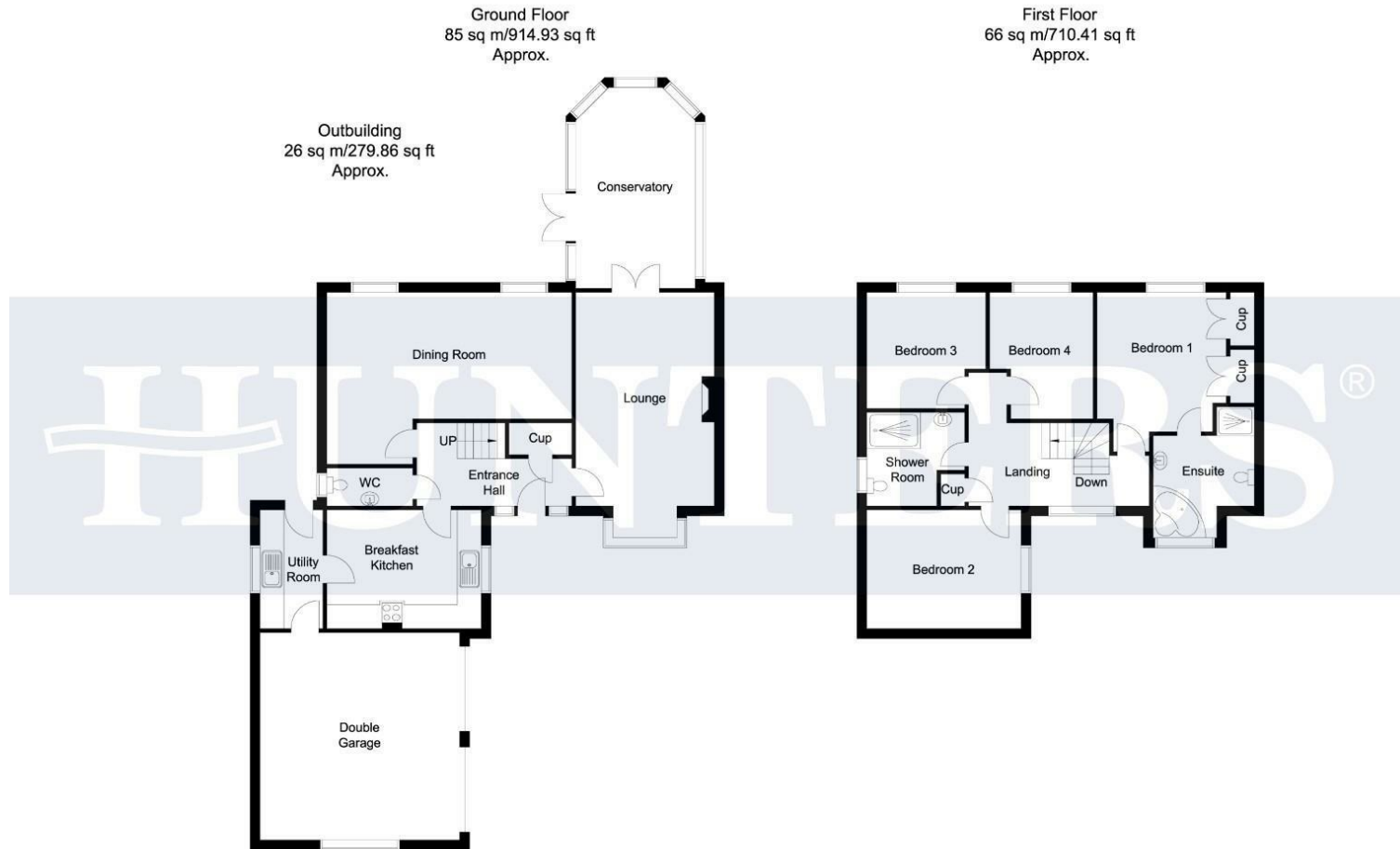


COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'E'

TENURE - FREEHOLD

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2024

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
82	

England & Wales E.U. Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry - 01302 710773 <https://www.hunters.com>

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