





# Bacopa Drive, Retford DN22 7ZW



# welcome to

# Bacopa Drive, Retford

This is a COMMANDING five double bedroom detached modern home positioned on an enviable plot to the front of an EXCLUSIVE DEVELOPMENT of similar family homes. BEAUTIFULLY APPOINTED throughout, curtains and blinds included, landscaped gardens and double garage.













#### Lounge

#### 16' 5" x 15' 2" ( 5.00m x 4.62m )

There is a media wall with an integrated TV and a remote control driftwood effect contemporary fire below. Two central heating radiators, double glazed windows and french doors to the rear.

#### **Entrance Hall**

A commanding entrance hall with porcelain tiled flooring, two double glazed windows and a split level staircase leading to the first floor.

#### Cloakroom

Fitted with a wash hand basin and w.c. Porcelain tiled flooring, central heating radiator and a double glazed window.

#### Study

11' x 8' 11" (  $3.35m \times 2.72m$  ) Double glazed window, central heating radiator and coving to the ceiling.

#### **Dining Room**

13' 5" x 10' 8" ( 4.09m x 3.25m ) Double glazed window, central heating radiator and deep coving to the ceiling.

#### **Living Kitchen**

25' 7" max x 19' max (7.80m max x 5.79m max ) This superb space is ideal for entertaining and family living, incorporating a living, dining and kitchen area. Fitted with a comprehensive range of high specification gloss white wall and base units with complementary worksurfaces and a one and a half stainless steel sink and drainer. Integrated electric hob with an extractor above, integrated electric double ovens and an integrated dishwasher, Two central heating radiators, a storage cupboard and porcelain tiled flooring throughout. Skylight window plus double glazed apex window to the rear and a double glazed door to the side.Including 2 Crystal Chandeliers.

### Utility

10' 9" x 5' 8" ( 3.28m x 1.73m )

Fitted with worktops with a sink and drainer and integrated washing machine and dryer below and porcelain tiled flooring

#### First Floor Galliereied Landing

A turning spindle staircase leads to the split level galleried landing with an airing cupboard, three double glazed windows and a central heating radiator.

#### **Master Suite**

15' 1" x 14' 9" (  $4.60m \times 4.50m$  ) Fitted with two double glazed windows, central heating radiator and built in wardrobes.

#### Ensuite

Fitted with a double shower cubicle with a rainfall shower above, wash and basin and a w.c. Heated towel rail, fully tiled walls and flooring and a double glazed window.

#### Dressing Area Bedroom Two

12' 3" max x 10' 5" ( 3.73m max x 3.17m ) Double glazed window, deep coving to the ceiling and a central heating radiator.

#### Ensuite

Fitted with a double shower cubicle with a rainfall shower above, wash and basin and a w.c. Heated towel rail, fully tiled walls and flooring and a double glazed window.

#### **Bedroom Three**

12' 3" max x 10' 5" ( 3.73m max x 3.17m ) Double glazed window, deep coving to the ceiling and a central heating radiator.

#### **Bedroom Four**

11' 5" x 9' 10" inc storage (  $3.48m \times 3.00m$  inc storage ) Currently used as a dressing room with fitted shoe storage and dressing table, double glazed window and a central heating radiator.

#### **Bedroom Five**

10' 9" x 9' 6" ( 3.28m x 2.90m ) Double glazed window and a central heating radiator.

#### Bathroom

Fitted with a high quality suite including a spa bathtub, wash hand basin and w.c. Fully tiled porcelain wall tiling, heated towel rail and a double glazed window.

#### Exterior

To the front of the property is an open plan lawned garden with dwarf hedging. To the rear are landscaped lawned gardens with a variety plus a large porcelain patio leading from the living kitchen and a further porcelain patio seating area. The gardens are enclosed by fence.

#### Parking

A paved double width driveway leads to the double garages.

#### Garages

Accessed by two up and over doors, power, light and a side courtesy door.





## welcome to

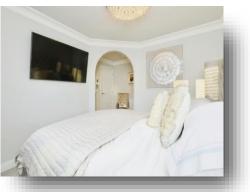
# **Bacopa Drive, Retford**

- NO CHAIN AND READY TO MOVE INTO & INCLUDING TWO CRYSTAL CHANDELIERS
- Five double bedrooms, two ensuites •
- High specification fixtures and fittings
- Three reception rooms plus a superbly appointed • living kitchen
- Generous front and rear landscaped gardens ٠

Tenure: Freehold EPC Rating: B

# £530,000





## view this property online williamhbrown.co.uk/Property/RFD108832



Property Ref: RFD108832 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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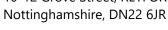


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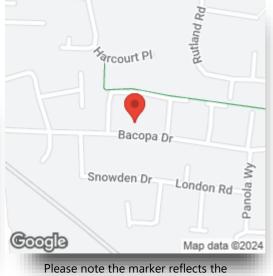
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postcode not the actual property