



Bramcote Drive

, Retford, DN22 7PS

£260,000



NO UPWARD CHAIN - Located in the cul de sac of Bramcote Drive, Retford, this delightful three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a well-designed layout that maximises space and comfort, making it an ideal home for those seeking a blend of traditional charm.

The spacious living areas provide ample of room for family gatherings or quiet evenings in. The kitchen has an additional seating area ideal for a breakfast room.

To the first floor there are three bedrooms and an additional office room. The bathroom is well-appointed with a bath and separate shower cubicle.

The property is situated in a peaceful neighbourhood with local amenities, schools, and parks within easy reach, this location is perfect for families looking to settle in a friendly community.

In summary, this house on Bramcote Drive is a wonderful opportunity for those seeking a comfortable and spacious home in Retford. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



Description

NO UPWARD CHAIN - The property briefly comprises of an entrance hall, lounge, dining room, snug and lounge, kitchen with breakfast area and ground floor cloak room. To the first floor there are three bedrooms, office and a generous sized bathroom. To the outside there is a front and rear garden with parking available for four cars and a garage.

Entrance

The property is entered through the front upvc door into the carpeted hall which leads into the snug.

Snug 13'3" x 7'10" (4.05m x 2.40m)

Stepping through from the hall into the snug with a front facing Georgian style bay window, laminate flooring and deep storage cupboards with sliding doors. Ceiling light and coving.

Lounge 12'2" x 11'4" (3.71m x 3.46m)

Leading under the feature archway into the lounge with the continuation of laminate flooring, centre feature of an electric fire with a marble hearth and wood surround, ceiling light and storage heater.

Dining Room 10'0" x 8'9" (3.07m x 2.69m)

Rear facing with a Georgian window, laminate flooring, coving and a door way leading to the stairs and into the kitchen.

Kitchen & Breakfast Room 17'8" x 10'4" (5.41m x 3.16m)

The kitchen / breakfast room has wood effect wall and base units with an integrated fan assisted electric oven and four ring hob, space for washing machine, stepping down into the breakfast area with cupboards, vinyl floor and a side facing window, wood tongue and groove walls and wall mounted heater.

Cloak Room

With wc, vinyl flooring and a side facing obscure window.

Stairs & Landing

A split landing with carpet, storage heater part way up the stairs with a Georgian style window.

Office 9'6" x 6'2" (2.91m x 1.88m)

The fourth room has carpet, panel heater, storage shelves and two raised obscure windows.

Bedroom One 13'10" x 6'11" (4.22m x 2.13m)

A double bedroom front facing with carpet and storage heater and ceiling light.

Bedroom Two 12'5" x 5'11" (3.81mx 1.81m)

A double bedroom rear facing with carpet and heater and walk in wardrobe.

Bedroom Three 9'10" x 9'6" (3.00m x 2.91m)

Bathroom 9'10" x 6'9" (3.00m x 2.08m)

A generous size bathroom fully tiled with a bath, vanity sink and toilet and a corner shower cubicle and recessed lights.

Outside

To the front of the property there is a block paved driveway for approximately four vehicles with a garage with an up and over door with lighting and electrics and a side car porch. Lawn with established shrubs and plants, gated side access leading to the rear which is low maintenance with slate.

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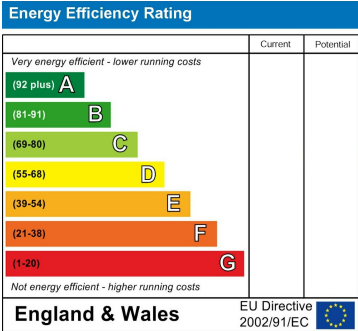
Area Map



Floor Plans



Energy Efficiency Graph



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