



Blue Albion Street, Retford, DN22 7WZ

£310,000 Freehold

- Contemporary FOUR BEDROOM Detached Family Home • Enjoying Modern Fixtures & Fittings Throughout • TWO RECEPTION ROOMS • Master Bedroom Benefitting from Fitted Wardrobes & En Suite • Private Driveway Accommodating Two Vehicles & Detached Single Garage • Landscaped, Southerly Aspect Rear Garden with Manicured Lawns & Two Entertaining Areas • Solar Panels to the Roof Significantly Reduce Running Costs • Located on a Popular Persimmon Homes Development in Ordsall



A contemporary FOUR BEDROOM detached family home, enjoying modern fixtures and fittings throughout. Set over two storeys, the well presented living accommodation briefly comprises a welcoming entrance hall, dining room, lounge, breakfast kitchen, utility room, handy ground floor WC, master bedroom complete with master en suite, three further bedrooms, and a family bathroom. Parking is well catered for on a private driveway accommodating two vehicles, in addition to a detached single garage, whilst a landscaped, southerly aspect garden with manicured lawns and two entertaining areas reside to the rear. Solar panels to the roof significantly reduce running costs. Located on a popular Persimmon Homes development in Ordsall, the conveniently placed property has a large playpark and grassed communal area nearby, and benefits from the wealth of everyday amenities, pubs, bars and leisure facilities the lively Georgian market town of Retford has to offer. Ordsall Primary School, having most recently achieved a good Ofsted rating, is just a short walk away.



Council Tax band: D

Tenure: Freehold

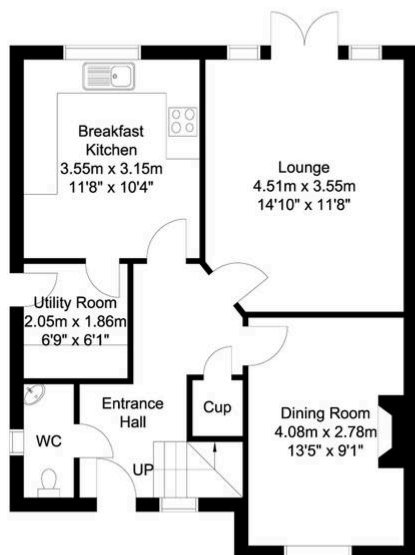
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:
B

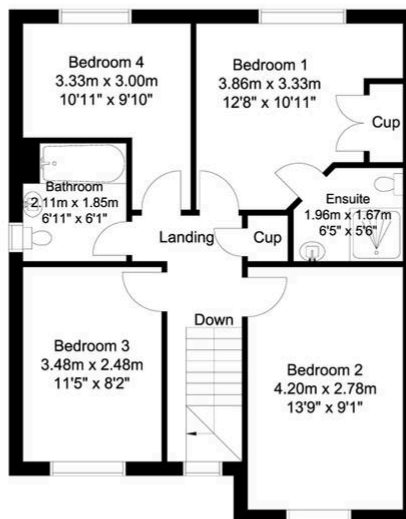




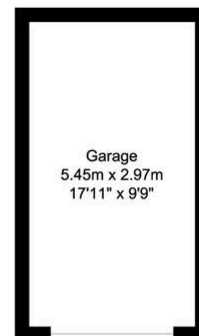
Ground Floor
56 sq m/602.77 sq ft
Approx.



First Floor
56 sq m/602.77 sq ft
Approx.



Outbuilding
16 sq m/172.22 sq ft
Approx.



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.
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