



27 Badgers Chase, Retford, DN22 6RX

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# £530,000

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This attractive property at 27 Badgers Chase offers spacious living with a modern kitchen, multiple reception rooms including a living room/office and dining room, and a sun lounge. It features five bedrooms, including a master with an ensuite, and benefits from a double garage and a private enclosed rear garden. This beautiful residence offers a desirable lifestyle in a sought-after area.



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## Entrance Hall

A single panel radiator, a door with double-glazed obscure glass, a double-glazed window to the front aspect, wooden flooring throughout, and a spacious understairs cupboard.

## Downstairs WC 1.63m x 1.64m (5'4" x 5'5")

Comprises a pedestal wash hand basin, a dual flush wc, a wall-mounted heated towel rail, and an obscure glass double-glazed window.



## Living Room/Office 2.72m x 3.96m (8'11" x 13'0")

TV point, telephone point, a double panel radiator, and two double-glazed windows to front aspect.

## Kitchen 3.38m x 4.69m (11'1" x 15'5")

A double-glazed window to the rear aspect, a marble effect surface, an electric induction hob, a bowl and a half sink with drainer and mixer tap, floor and wall-mounted cupboards, double fitted oven, space for a freestanding fridge freezer, and space and plumbing for a freestanding dishwasher.

## Dining Room 3.24m x 3.6m (10'7" x 11'10")

A double-glazed window to the rear aspect and a single panel radiator.

## Lounge 6.2m x 2.9m (20'4" x 9'6")

A double panel radiator, two double-glazed windows to the front aspect, sliding doors, two TV points and a fireplace.



## Sun Lounge 4.49m x 2.9m (14'8" x 9'6")

Double-glazed on three aspects with two sets of French doors leading to the rear garden, two TV points and a solid roof.

## Utility 1.74m x 2.26m (5'8" x 7'5")

Floor and wall-mounted cupboards under a marble effect worksurface, space for a freestanding washing machine and space for a tumble dryer, and a small wash hand basin.

## Landing

Double-glazed window to the front aspect, a panel radiator, and an airing cupboard with a water tank.

## Bedroom One 3.37m x 4.46m (11'1" x 14'7")

Double-glazed window to the rear aspect, a single panel radiator, two double fitted wardrobes, and a TV point.

## Ensuite 3.37m x 2.77m (11'1" x 9'1")

A dual flush toilet, two wash hand basins, a wall-mounted towel rail, a bath, and an enclosed double shower with a wall-mounted shower control and overhead shower head. There is underfloor heating throughout.

## Bedroom Two 3.58m x 3.5m (11'8" x 11'6")

Double fitted wardrobe, a single panel radiator and a double-glazed window to the rear aspect.





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### Bedroom Three 3.09m x 3.51m (10'1" x 11'6")

Two double-glazed windows to the front aspect, a radiator, and double fitted wardrobe.

### Bedroom Four 2.95m x 2.64m (9'8" x 8'8")

Two double-glazed windows to the front aspect, double fitted wardrobe and overhead storage, a double panel radiator, and a TV point.

### Bedroom Five 2.17m x 2.59m (7'1" x 8'6")

Double glazed window to rear aspect, double fitted wardrobe, as well as a floor to ceiling cupboard space. Single panel radiator

### Shower Room 1.83m x 2.55m (6'0" x 8'5")

A glass screen walk-in shower, a wall-mounted shower control with overhead shower head, a wall-mounted heated towel rail, a wash hand basin, a dual flush toilet, and an obscure glass double-glazed window to the front aspect. Underfloor heating.

### Rear Garden

Private and enclosed, laid to lawn with a patio area, hardstanding, and a metal shed.

### Double Garage 6.2m x 5.1m (20'4" x 16'8")

Two electric roller shutter doors, power and light within, access to utility room, "Ideal" Logic Gas fired central heating boiler, obscure double glazed window to right aspect.



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## 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

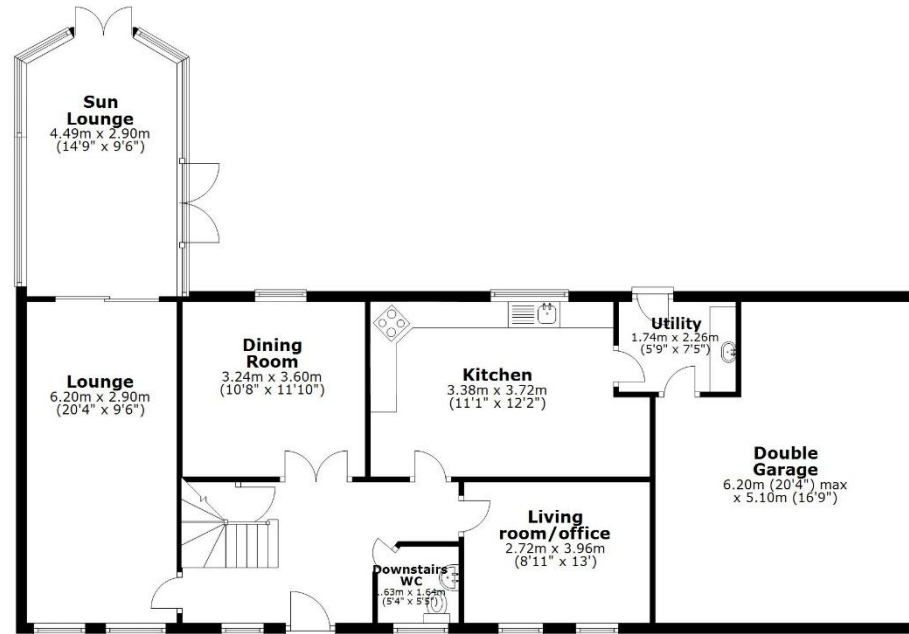
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





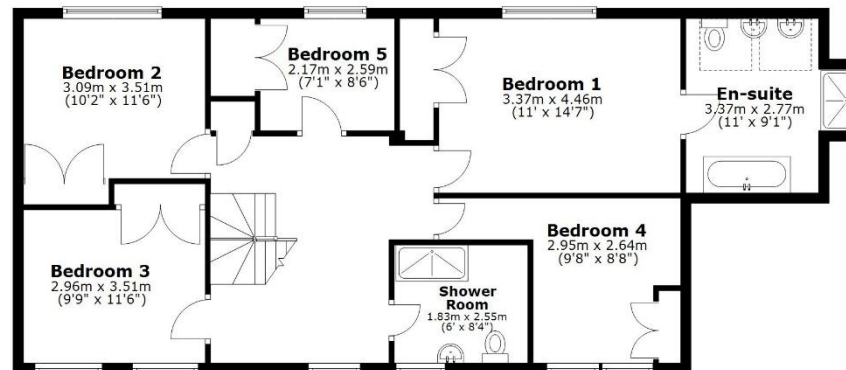
### Ground Floor

Approx. 116.6 sq. metres (1255.4 sq. feet)

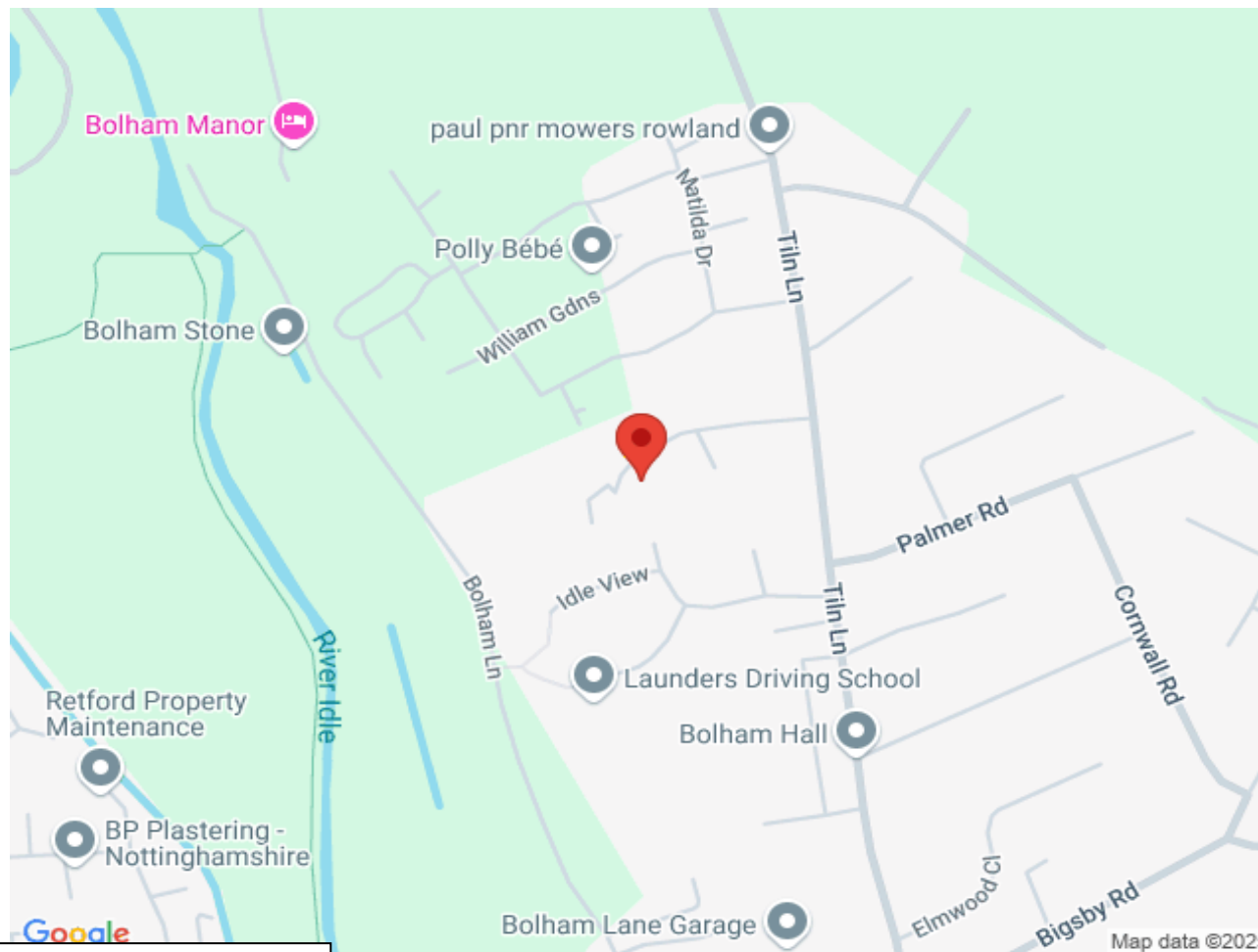


### First Floor

Approx. 89.1 sq. metres (958.9 sq. feet)



Total area: approx. 205.7 sq. metres (2214.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		