

BURGIN ATKINSON

& C O M P A N Y



21 Elizabethan Gardens

, Retford, DN22 7WP

£195,000



This modern, well-presented three-bedroom home offers spacious and stylish accommodation throughout, including a bright living room, an open-plan kitchen/diner with integrated appliances and French doors to the garden, plus a recently modernised family bathroom. Outside, the property benefits from a generous south-facing enclosed rear garden, off-road parking for two vehicles, and a low-maintenance front garden.



Description

Internally, this modern and well-presented home offers a spacious living room with newly fitted carpets and a large front-facing window, allowing an abundance of natural light to flood the room.

The open-plan kitchen/diner is fitted with an integrated Zanussi oven, gas hob with extractor hood above, a full-height integrated fridge/freezer, and plumbing for a washing machine. The dining area benefits from double French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. Completing the ground floor is a convenient cloakroom comprising a hand wash basin and WC.

To the first floor are three bedrooms, including the principal bedroom, a second double bedroom, and a third single bedroom. All bedrooms have the benefit of newly fitted carpets. The recently modernised family bathroom is fitted with a panelled bath with shower over, a hand wash basin, and WC.

Outside, the generous south-facing rear garden is predominantly laid to lawn with a spacious paved patio, ideal for outdoor dining and relaxation. The garden is fully enclosed by timber fencing and also benefits from a wooden garden shed. A side gate provides access to the tarmac driveway, offering off-road parking for two vehicles.

To the front of the property is a welcoming brick-built entrance porch and a low-maintenance pebbled garden.

Early viewing is highly recommended. Contact us today to arrange your viewing.

Location

Retford is also home to the award-winning Kings' Park, a beautiful green space through which both the Chesterfield Canal and the River Idle flow. The park features attractive walking routes, a children's play area, and an adventure playground, making it a popular destination for families and outdoor enthusiasts alike. The area is further complemented by highly regarded primary and secondary schools.

For commuters, Retford is exceptionally well connected. The town's railway station offers direct services to London in approximately 1 hour 25 minutes, while the A1 is just 4.5 miles away, providing convenient road links north and south. Both Humberside Airport and East Midlands Airport can also be reached in around an hour by car, making travel further afield straightforward.

Living Room 10'7" x 14'7" (3.23 x 4.46)

Kitchen 13'8" x 10'6" (4.17 x 3.21)

W/C 2'10" x 6'7" (0.88 x 2.01)

Bedroom One 13'8" x 8'1" (4.17 x 2.48)

Bedroom Two 7'6" x 10'6" (2.30 x 3.21)

Bedroom Three 6'11" x 7'3" (2.13 x 2.23)

Bathroom 7'6" x 6'5" (2.31 x 1.96)

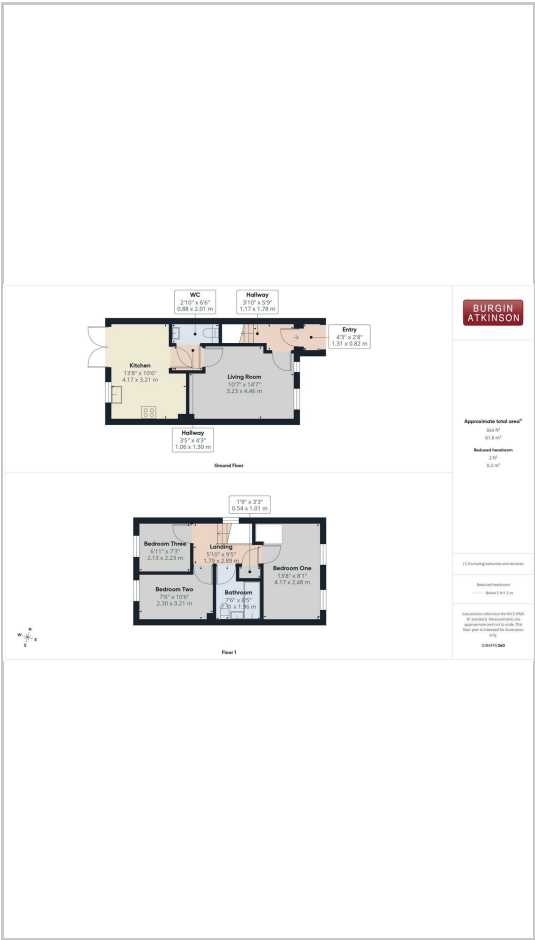
General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.
Services: Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

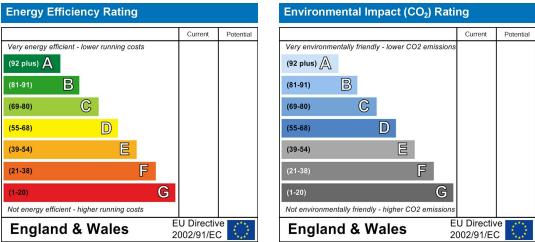
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.