



33 Hawfinch Meadows, Retford,
DN22 7ZS



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£280,000

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KEY FEATURES

- NO UPWARD CHAIN
- LUXURY OPEN-PLAN LIVING
- SEAMLESS INDOOR-OUTDOOR FLOW
- PRIVATE AND ENCLOSED REAR GARDEN
- GARAGE AND TWO ALLOCATED PARKING SPACES
- HIGH-END GERMAN KITCHEN
- EPC RATING B
- FREEHOLD



NEWTON
FALLOWELL



Property Description

A fantastic opportunity to acquire a stunning, highly specified three-bedroom home on a sought-after Ablehomes development. Combining modern open-plan living with premium finishes, this property offers a level of style and quality that truly stands out from the crowd. Situated just a short, five-minute walk from Retford Market Square and immediately adjacent to local amenities, it offers the perfect balance of convenience and contemporary luxury.

Ground Floor

The ground floor features premium oak flooring running seamlessly throughout. The heart of the home is the impressive L-shaped open-plan living area, which incorporates a high-end German-designed kitchen. The kitchen boasts soft-close cabinetry, a five-ring gas hob, a built-in oven, and a full-sized dishwasher—all by Bosch—complete with a remote-controlled, ceiling-mounted extractor and atmospheric plinth lighting.

The living and dining space is bright and airy, featuring three-panel bi-fold doors that open directly onto a beautifully landscaped rear garden, creating a perfect extension for entertaining. The ground floor is completed by a welcoming entrance hallway with understairs utility storage (plumbing for a washing machine) and a modern cloakroom/WC.

First Floor

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom. Bedrooms one and two are spacious doubles, both benefitting from twin built-in wardrobes. The family bathroom is elegantly finished with full-height designer tiling, a 'P'-shaped bath with a mains-fed shower, and a sleek vanity unit with a concealed cistern toilet.

Practical storage is well-catered for with both a bulkhead storage cupboard and an airing cupboard housing the efficient Ideal gas central heating boiler.

Gardens & Parking

The exterior of the property is as well-considered as the interior. The rear garden has been fully landscaped, featuring a lush lawn and a premium granite patio area perfect for alfresco dining. To the front, the property benefits from neat, professional planting and two dedicated off-road parking spaces.

Location & Commuting

Retford is a charming Georgian market town boasting an award-winning park, boutique shops, independent delis, and a vibrant selection of restaurants and bars. For commuters, the property is ideally situated. Retford East Coast Main Line station offers high-speed direct rail services to London Kings Cross, Leeds, and Edinburgh. By car, the nearby A1 provides effortless access to the M1, M18, and M62 motorway networks.

Entrance Hallway

Oak flooring, radiator, access to WC and utility storage.

Open Plan Living Area 7.78m x 4.89m (25'6" x 16'0")

This bright and airy dual-aspect living space features high-quality LVT flooring throughout, two panel radiators, and a TV point. A double-glazed window faces the front aspect, while impressive triple bi-fold doors to the rear open completely to the garden.

The contemporary kitchen is fitted with a comprehensive range of wall and base-mounted cupboards. It features a partial island unit with under-counter storage, a sink with a mixer tap and drainer, and a double-glazed window overlooking the rear garden. Premium integrated appliances include:

Five-ring gas hob

Integrated double oven

Integrated dishwasher







Integrated fridge-freezer

WC 0.94m x 1.59m (3'1" x 5'2")

Comprising a dual-flush WC and a washhand basin with a mixer tap set into a modern vanity unit. Finished with tiled flooring, a panel radiator, and a double-glazed obscured glass window to the side aspect.

Landing

Carpeted throughout, providing access to the loft space. Features a panel radiator and a built-in airing cupboard housing the hot water storage tank.

Bedroom One 3.95m x 3.26m (13'0" x 10'8")

A spacious master double bedroom carpeted throughout, featuring two double fitted wardrobes, a panel radiator, a TV point, and a double-glazed window.

En-Suite Shower Room 1.2m x 2.18m (3'11" x 7'2")

A modern three-piece suite comprising a large walk-in quadrant shower cubicle with wall-mounted controls and showerhead, a dual-flush WC, and a washhand basin with a mixer tap set on a vanity unit. Includes a wall-mounted heated towel rail and a double-glazed window with obscured privacy glass.

Bedroom Two 2.83m x 3.68m (9'4" x 12'1")

A well-proportioned double bedroom, carpeted throughout, with a double-glazed window to the front aspect, a panel radiator, and a TV point.

Bedroom Three 2.45m x 3.1m (8'0" x 10'2")

Carpeted throughout, with a double-glazed window to the front aspect, a panel radiator, a TV point, and a built-in storage cupboard housing the central heating boiler.

Family Bathroom 1.86m x 2.14m (6'1" x 7'0")

A contemporary white three-piece suite comprising a panel bath with a mixer tap and a wall-mounted shower over, a dual-flush WC, and a washhand basin with a mixer tap set into a vanity unit. Finished with a wall-mounted heated towel rail and a double-glazed obscured glass window to the rear aspect.

Externally

Front & Parking

To the front of the property is a neat, small lawned area with a paved pathway leading to the front entrance. To the side is a private driveway providing off-road parking for two vehicles, leading down to the garage and a secure timber gate providing rear garden access.



Detached Tandem Garage

A single-car width, extra-length tandem detached garage providing excellent vehicular parking or additional storage.

Rear Garden

A private, fully enclosed rear garden featuring a paved patio area directly off the bi-fold doors—perfect for outdoor entertaining and alfresco dining. Secure gated access leads directly out to the side driveway and garage.

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

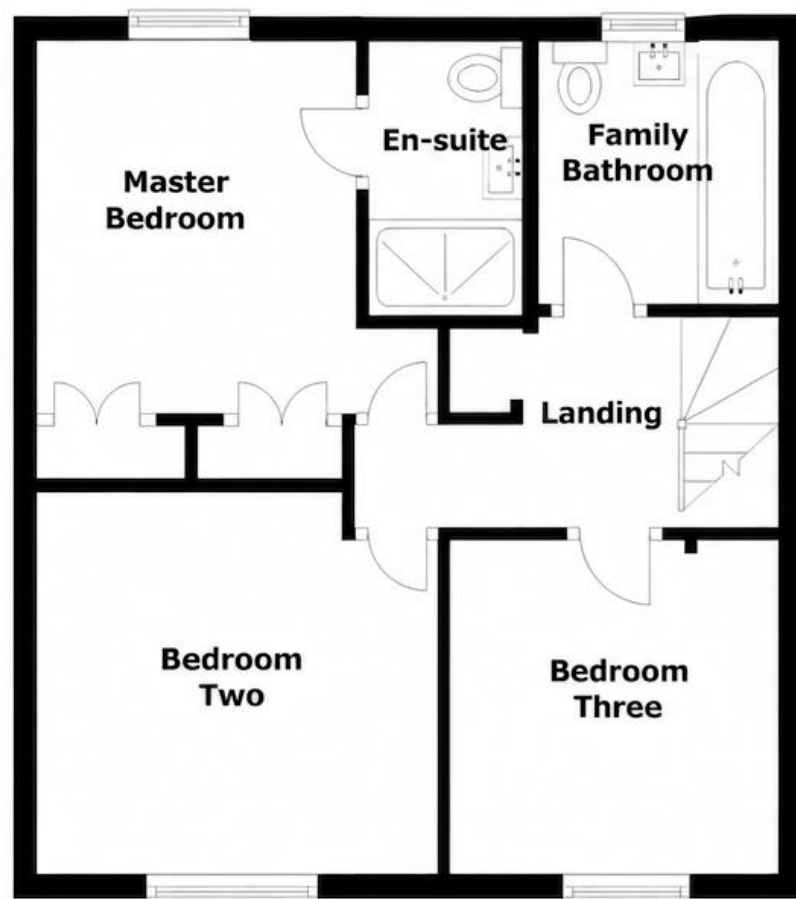
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





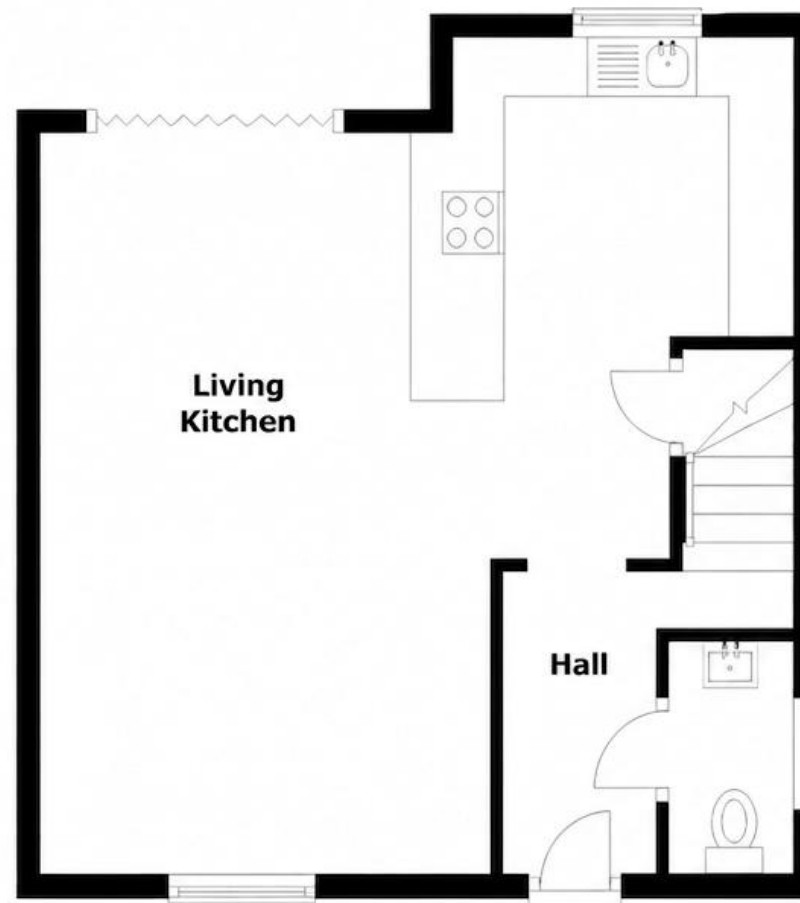
First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)

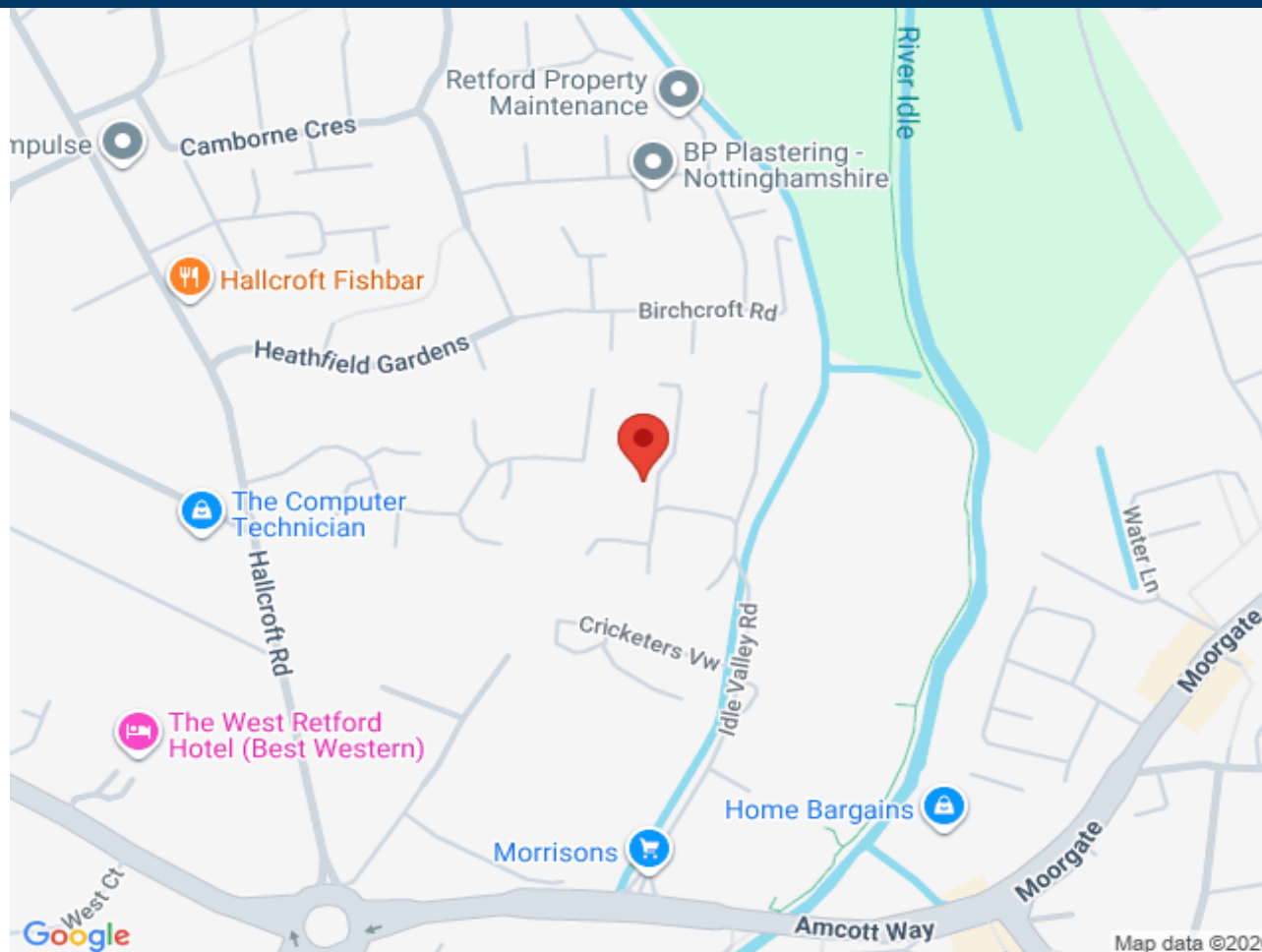


Ground Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 86.0 sq. metres (926.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		