BURGIN ATKINSON
& C O M P A N Y



20 Blue Albion Street

, Retford, DN22 7WZ

Fixed Asking Price £260,000

4 2 1 B

This well-presented four-bedroom family home offers spacious and versatile accommodation, featuring a stylish living room, an open-plan kitchen/dining room with utility area, a principal bedroom with en-suite, and a generous rear garden. Further benefits include off-road parking for two vehicles, an integral garage, and a convenient location ideal for modern family living.







Description

Internally, this beautifully presented home welcomes you with a spacious and inviting living room, complete with a contemporary feature media wall, creating the perfect space for relaxing and entertaining. The living room flows seamlessly through to the impressive open-plan kitchen/dining room, offering a bright and sociable hub for everyday family life. The well-appointed kitchen is fitted with a built-in oven, hob and extractor hood, while double patio doors flood the space with natural light and provide direct access to the rear garden. Adjacent to the kitchen is a practical utility room, along with a convenient ground floor cloakroom fitted with a WC and hand wash basin.

The first floor offers well-proportioned accommodation comprising a generous principal bedroom with the added benefit of a modern en-suite shower room. There are two further spacious double bedrooms, a versatile fourth single bedroom ideal as a nursery, home office or dressing room, and a contemporary family bathroom featuring a panelled bath with overhead shower, hand wash basin and WC.

Externally, the property enjoys a generous rear garden, predominantly laid to lawn and complemented by a patio seating area, perfect for outdoor dining and entertaining during the warmer months. To the front, a private driveway provides off-road parking for two vehicles and leads to an integral single garage, offering additional parking, storage or potential workshop space.

Living Room 11'3" x 15'10" (3.43 x 4.84)

Kitchen Diner 18'4" x 10'3" (5.60 x 3.14)

Utility Room 5'3" x 7'1" (1.62 x 2.18)

W/C 5'3" x 2'11" (1.62 x 0.90)

Bedroom One 11'0" x 10'4" (3.36 x 3.16)

En-Suite 6'10" x 6'0" (2.10 x 1.85)

Bedroom Two 9'4" x 12'5" (2.86 x 3.79)

Bedroom Three 9'4" x 9'8" (2.87 x 2.95)

Bedroom Four 7'3" x 9'8" (2.21 x 2.95)

Bathroom 6'11" x 6'4" (2.12 x 1.95)

Garage 9'1" x 16'0" (2.77 x 4.89)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.
Services: Mains water, electricity and drainage are connected along with an oil fired 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.
Parking: Off Street Parking for 2 vehicles.
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.

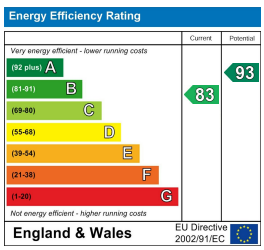
Area Map

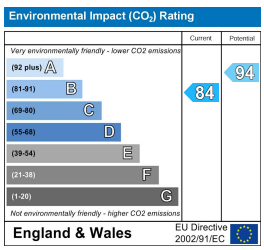


Floor Plans



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.

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