BURGIN ATKINSON
& C O M P A N Y



1 Farrier Way

, Retford, DN22 6UP

Offers In The Region Of £500,000 5 3 3 B





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Description

This impressive five-bedroom detached former show home offers luxurious, modern living with spacious and versatile accommodation throughout. Finished to an exceptional standard, the property features quality fixtures, stylish interiors and a wealth of premium touches.

The ground floor boasts a superb open-plan kitchen, dining and family area with integrated appliances, Quartz worktops and bi-fold doors opening onto the landscaped garden. A separate living room, spacious home office, utility room and cloakroom complete the ground floor.

Upstairs, five generous double bedrooms are accessed via a stunning galleried landing, with the principal and second bedrooms both benefiting from en-suite shower rooms. A contemporary four-piece family bathroom completes the accommodation.

Outside, the property enjoys landscaped gardens, a large block-paved driveway offering ample parking and an oversized detached double garage with power and lighting.

A fantastic opportunity to purchase a beautifully presented home combining space, style and an exceptional specification.

Entrance Hallway

14'9" x 8'6" (4.52 x 2.61)

A stylish composite entrance door opens into a spacious and welcoming hallway, finished with quality porcelain tiled flooring and featuring an impressive oak staircase with contemporary glass balustrading leading to the first-floor galleried landing. Further benefits include recessed lighting, a central heating radiator and useful understairs storage, with doors leading to the principal ground-floor rooms.

Kitchen/Living Area

11'11" x 33'5" (3.65 x 10.21)

A superb open-plan kitchen, dining and family space, forming the heart of the home and perfectly suited to modern living and entertaining. The stylish bespoke kitchen features an extensive range of contemporary units, Quartz worktops, mirrored splashbacks and a comprehensive range of integrated appliances, including two fridge freezers, wine cooler, dishwasher, microwave and induction hob.

Porcelain tiled flooring continues throughout the space, with bi-fold doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. Further features include recessed spotlights, feature LED lighting and a bespoke media wall, completing this impressive family space.

Utility Room

5'5" x 6'10" (1.67 x 2.10)

A practical and well-appointed utility room fitted with matching base units, Quartz worktops and a stainless steel sink with mixer tap. Space and plumbing are provided for a washing machine and tumble dryer, with the wall-mounted combination boiler neatly concealed within matching cabinetry. Further features include recessed lighting, a central heating radiator and a composite side access door.

Living Room

14'10" x 12'10" (4.54 x 3.92)

A stylish and well-presented reception room featuring a large front-facing uPVC double-glazed window, allowing plenty of natural light to fill the space. Finished with a central heating radiator and contemporary feature wall lighting.

Study

9'1" x 11'11" (2.79 x 3.64)

A ideal and well-presented home office, ideal for remote working, featuring a mirrored feature wall, recessed spotlights, central heating radiator and a front-facing uPVC double-glazed window.

W/C

4'7" x 4'7" (1.41 x 1.42)

A modern white suite comprising a wall-hung wash basin with vanity storage and low-level WC, complemented by stylish wall and floor tiling, recessed spotlights, a central heating radiator and extractor fan.

Landing

10'5" x 12'3" (3.19 x 3.74)

An impressive galleried landing featuring solid oak balustrading, a mirrored feature wall and recessed spotlights. Further benefits include loft access, an airing cupboard housing the hot water cylinder and doors leading to all five bedrooms and the family bathroom.

Bedroom One

12'7" x 9'11" (3.85 x 3.04)

A spacious and beautifully presented principal bedroom featuring an elegant panelled feature wall, two double fitted wardrobes, recessed spotlights and a front-facing uPVC double-glazed window. A door leads to the stylish en-suite shower room.

En-Suite

3'11" x 8'7" (1.20 x 2.63)

A luxurious en-suite featuring a modern white suite, including a spacious walk-in shower with mains-fed rainfall shower and separate handheld attachment, wall-hung vanity basin and concealed cistern WC. Finished with quality wall and floor tiling, chrome heated towel rail, recessed spotlights, extractor fan and an obscure side-facing uPVC double-glazed window.

Bedroom Two

10'11" x 9'10" (3.34 x 3.02)

A well-proportioned double bedroom featuring fitted wardrobes, recessed spotlights, a central heating radiator and a front-facing uPVC double-glazed window. A private en-suite shower room completes this superb guest bedroom.

En-Suite

3'11" x 9'1" (1.20 x 2.79)

A contemporary white suite comprising a walk-in shower with mains-fed rainfall shower and separate handheld attachment, pedestal wash basin and low-level WC. Finished with stylish wall and floor tiling, chrome heated towel rail, recessed spotlights, extractor fan and an obscure side-facing uPVC double-glazed window.

Bedroom Three
9'2" x 12'6" (2.80 x 3.83)
A spacious double bedroom offering ample storage with a range of fitted triple wardrobes, complemented by a rear-facing uPVC double-glazed window, recessed spotlights and central heating radiator.

Bedroom Four
9'9" x 12'0" (2.98 x 3.67)
A well-presented double bedroom featuring a rear-facing uPVC double-glazed window, central heating radiator, recessed spotlights and modern feature wall lighting.

Bedroom Five
9'7" x 9'7" (2.94 x 2.93)
A further well-presented double bedroom featuring a front-facing uPVC double-glazed window and central heating radiator.

Main Bathroom
8'9" x 8'3" (2.68 x 2.53)
A stylish contemporary four-piece bathroom comprising a panelled bath, spacious walk-in shower with mains-fed shower, wall-hung vanity basin and concealed cistern WC. Finished with quality wall tiling, porcelain flooring, chrome heated towel rail, recessed spotlights and an obscure rear-facing uPVC double-glazed window.

Outside
To the front, the property benefits from an attractive open-plan frontage with landscaped shrub borders and a substantial block-paved driveway providing parking for up to six vehicles, leading to the detached double garage. Gated side access leads to the rear garden.

The enclosed rear garden is beautifully landscaped, featuring a lawn, established borders and a spacious paved patio, ideal for outdoor dining and entertaining. Further benefits include external lighting, power points and an outside water tap.

Detached Double Garage
20'6" x 24'3" (6.25 x 7.41)
An impressive oversized detached double garage featuring twin up-and-over doors, an electric vehicle charging point, power and lighting.

Location
Situated on the sought-after Farrier Way development, this impressive home occupies a desirable position on the outskirts of the historic market town of Retford. A wide range of local amenities are close by, including shops, supermarkets, cafés, restaurants, leisure facilities and well-regarded schools, making it an ideal location for families.

Retford town centre is just a short distance away, offering a variety of shopping, dining and recreational facilities. For commuters, Retford Railway Station is approximately 1.3 miles away, providing direct rail links to London King's Cross, Doncaster, York, Leeds, Lincoln and Sheffield.

The property also benefits from excellent road connections, with the A1(M), A57 and A614 all within easy reach, providing convenient access to surrounding towns and cities. Combining a popular residential setting with excellent amenities and transport links, Farrier Way offers an ideal location for modern family living.

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 F.
Services: Mains water, electricity and drainage are connected along with an gas 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.
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.









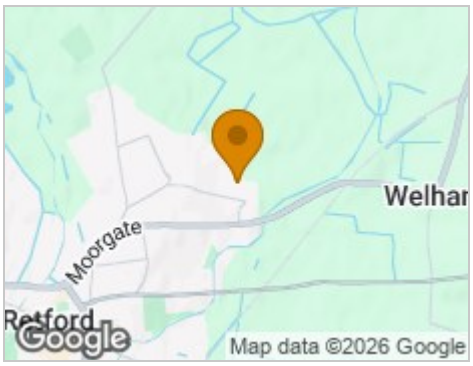
Road Map



Hybrid Map



Terrain Map



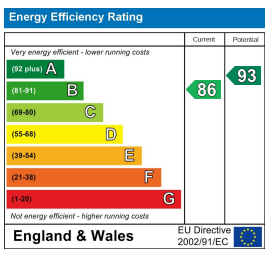
Floor Plan

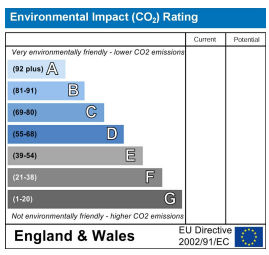


Viewing

Please contact our Burgin, Atkinson & Company Ltd Office on 01777 712611 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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