

# BURGIN ATKINSON

& C O M P A N Y



## 17 Southgate

, Retford, DN22 7NS

**Guide Price £425,000**



\*\*\*GUIDE PRICE £425,000 - £450,000\*\*\*

4 BED DETACHED FAMILY HOME - GORGEOUS OPEN PLAN KITCHEN DINER - SPACIOUS LIVING ROOM WITH BI-FOLD DOORS - ADDITIONAL RECEPTION ROOM - UTILITY ROOM - 2 EN-SUITES - LANDSCAPED REAR GARDEN - OFF STREET PARKING FOR 3 VEHICLES - DETACHED DOUBLE GARAGE - EPC : C



### Description

This immaculately presented four bedroom detached home is situated in the heart of Ordsall, Retford. Southgate is a well sought after and well served location providing an excellent catchment area for schools nearby and is within a short distance to Retford Town Centre. Retford Town itself offers a wealth of amenities including supermarkets, shops, restaurants, bars and a local market. Retford Train Station is on the doorstep, providing quick and easy access links to London Kings Cross along with other major cities across the UK.

This impressive home welcomes you via a bright and inviting entrance hall, setting the tone for the well-presented accommodation throughout. The spacious dual-aspect living room is a standout feature, complete with an open fireplace incorporating a log burner and bi-fold doors that open seamlessly onto the rear garden, creating a perfect blend of indoor and outdoor living.

The recently fitted Wickes kitchen is both stylish and functional, boasting an induction hob with integrated extractor, two double ovens, an integrated dishwasher and a premium Quooker hot and filtered water tap. The adjoining dining area is centred around a contemporary island, complemented by ample storage and a UVPC door leading directly to the garden. A separate utility room, located just off the kitchen, provides additional convenience with space for appliances including a washing machine and tumble dryer. A further reception room, currently used as a home office, offers flexible living space to suit a variety of needs.

Upstairs, the property continues to impress with four generously sized double bedrooms. The principal bedroom benefits from a dressing area with built-in wardrobes and a spacious en-suite shower room. Bedroom two also enjoys en-suite facilities, while bedrooms three and four are well-proportioned doubles with built-in wardrobes. The family bathroom is fitted to a high standard and fully tiled, featuring a separate bath and shower, a vanity unit with wash basin, and WC.

Externally, the rear garden has been thoughtfully landscaped to provide a variety of seating and entertaining areas, alongside a well-maintained lawn. An Indian stone patio offers an ideal setting for outdoor dining, complemented by a raised decking area and even a unique mini golf feature. To the front, a generous block-paved driveway provides off-road parking for three cars, leading to a detached double garage which has been fully converted into a versatile additional living space, complete with insulation, heating, and electricity.

To book a viewing, please give Burgin Atkinson a call today!

**Living Room 19'5" x 12'3" (5.94 x 3.75)**

**Kitchen 9'10" x 12'1" (3.00 x 3.70)**

**Dining Area 13'11" x 10'9" (4.26 x 3.30)**

**Office/Dining Room 9'1" x 12'2" (2.78 x 3.72)**

**Utility Room 6'11" x 5'7" (2.12 x 1.71)**

**W/C 3'7" x 4'8" (1.11 x 1.44)**

**Bedroom One 11'0" x 12'2" (3.36 x 3.72)**

**Dressing Area 7'0" x 5'6" (2.15 x 1.70)**

**En-Suite 6'11" x 8'2" (2.13 x 2.51)**

**Bedroom Two 10'7" x 12'3" (3.23 x 3.75)**

**En-Suite 6'5" x 2'11" (1.96 x 0.91)**

**Bedroom Three 8'0" x 12'4" (2.46 x 3.76)**

**Bedroom Four 8'7" x 8'3" (2.64 x 2.54)**

**Bathroom 8'5" x 7'8" (2.58 x 2.34)**

**Garage 17'0" x 16'11" (5.20 x 5.16)**

### 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 E.

Services: Mains water, electricity and drainage are connected along with heat source pump 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.

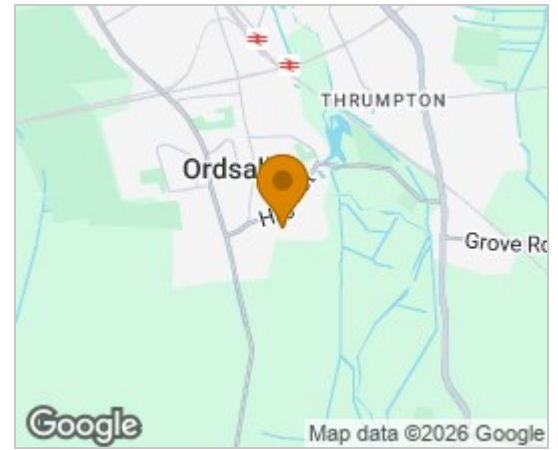
Parking: Driveway providing parking for 4 cars.

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.

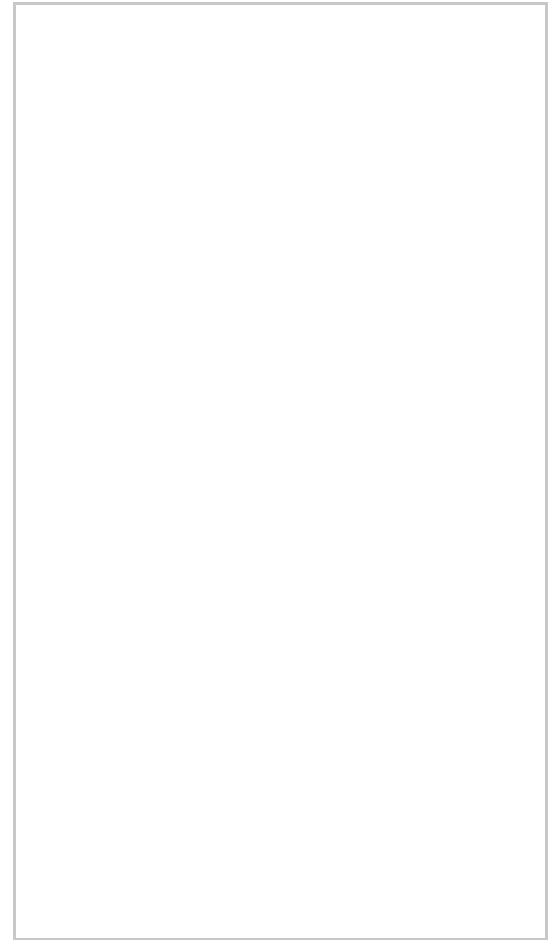
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

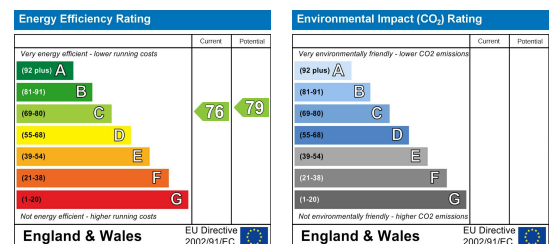
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.