BURGIN ATKINSON
& COMPANY

21 Yew Tree Road

Elkesley, Retford, DN22 8AY

Offers In The Region Of £269,500

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Beautifully presented and recently modernised throughout, this spacious three-bedroom family home is situated in the sought-after village of Elkesley, offering excellent access to the A1 and nearby towns. Featuring a contemporary kitchen and bathroom, a comfortable spacious lounge with log burner, ample parking, and a stunning landscaped rear garden complete with Indian stone patio and glass veranda, this property is perfect for modern family living and entertaining.

Description

The property is accessed through a practical entrance porch, offering a useful space to leave coats and shoes before entering the spacious hallway. From here, stairs rise to the first floor and access is provided to the recently modernised kitchen. Thoughtfully designed, the kitchen features a range of contemporary wall and base units complemented by attractive wood-effect worktops, along with an electric hob and oven. There is also space and plumbing for a washing machine, dishwasher, and under-counter fridge.

The impressive lounge/dining room provides the heart of the home, offering a wonderful balance of space and comfort. A charming log-burning stove creates a warm and inviting atmosphere, while newly installed patio doors flood the room with natural light and provide seamless access to the rear garden.

Additional ground-floor accommodation includes a rear lobby, a convenient downstairs WC, and internal access to the integral garage.

Upstairs, the quality of improvements continues with a stylishly remodelled four-piece family bathroom featuring a luxurious walk-in rainfall shower. The first floor also offers two generous double bedrooms and a well-proportioned single bedroom, complete with a bespoke built-in single bed, maximising both space and functionality.

Externally, the property continues to impress. The recently extended driveway provides ample off-road parking for up to five vehicles. To the rear, the garden has undergone a complete transformation, creating an exceptional outdoor entertaining space. A stunning Indian stone patio spans the full width of the property, leading onto a beautifully landscaped artificial lawn. Completing this fantastic outdoor area is a contemporary glass veranda, providing the perfect setting for alfresco dining, entertaining guests, or simply relaxing and enjoying the garden throughout the seasons.

This exceptional home offers stylish, move-in-ready accommodation both inside and out, making it an ideal choice for growing families and those seeking modern village living.

Location

Situated in the highly sought-after village of Elkesley, this beautifully presented three-bedroom family home combines modern living with a welcoming village lifestyle. Conveniently positioned just off the A1, the property offers excellent transport links to Retford, Worksop, Nottingham, and Sheffield, making it ideal for commuters and families alike. The village itself benefits from a range of local amenities, including a primary school, village shop, and recreational parks, while the nearby Clumber Park and Sherwood Forest provide endless opportunities for walking, cycling, and outdoor pursuits.

Living Dining Room 22'10" x 12'11" (6.98 x 3.94)

Kitchen 11'8" x 11'0" (3.57 x 3.36)

W/C 4'9" x 4'0" (1.47 x 1.24)

Bedroom One 13'6" x 12'4" (4.12 x 3.76)

Bedroom Two 12'4" x 9'4" (3.76 x 2.86)

Bedroom Three 8'5" x 8'0" (2.58 x 2.46)

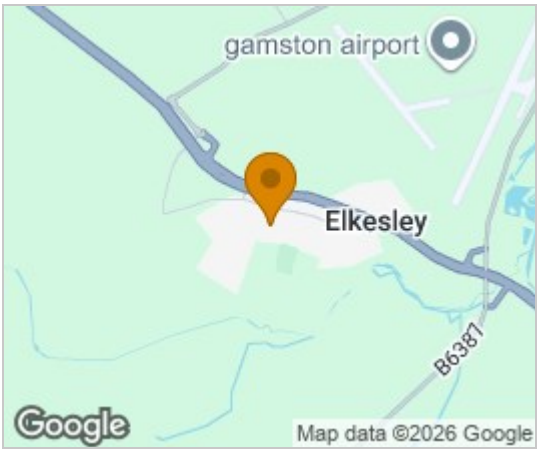
Bathroom 10'10" x 5'8" (3.32 x 1.75)

Garage 16'11" x 8'5" (5.18 x 2.58)

General Remarks & Stipulations

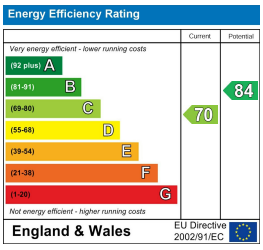
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.
Services: Mains water, electricity and drainage are connected. Please note, we have not tested the services or 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: On Street parking is available.
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.

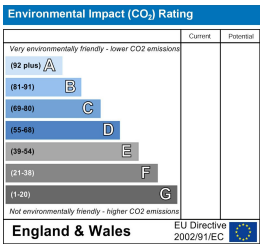
Area Map



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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