



21 Bacopa Drive, Retford, DN22
7ZW



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£440,000

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KEY FEATURES

- MODERN FAMILY HOME
- FOUR BEDROOMS
- TWO EN-SUITES
- CONTEMPORARY DINING KITCHEN
- TWO RECEPTION ROOMS
- INTEGRAL DOUBLE GARAGE
- EPC RATING B
- FREEHOLD





This impressive detached house presents a well-proportioned and thoughtfully designed family home, offering a harmonious blend of contemporary style and practical living spaces. With four comfortable bedrooms, including two en-suite facilities, the property is ideally configured for family life or those seeking additional guest accommodation. The house benefits from three modern bathrooms, supporting convenience and privacy for residents and visitors alike.

Upon entering, the residence unfolds into two distinctive reception rooms, providing flexibility for formal entertaining, relaxation, or adaptable family use. The contemporary dining kitchen is thoughtfully appointed, combining imaginative design with quality fittings to create an inviting focal point for everyday living and social gatherings. Complementing these interior spaces, the property includes gas central heating, ensuring warmth and efficiency throughout the year.

Externally, the house boasts an enclosed, well-maintained lawned rear garden, designed for both security and seclusion, making it suitable for families and outdoor enjoyment. Parking is facilitated by an integral double garage, delivering secure storage as well as driveway parking convenience. Situated within a cul-de-sac, the location provides an added sense of privacy and reduced passing traffic, contributing to a peaceful residential environment.

The property is held on a freehold tenure, providing long-term security for the purchaser. The Energy Performance Certificate rating of 'B' underlines the home's energy efficiency and commitment to contemporary building standards.

Local area

Positioned in Retford, Nottinghamshire, this property is well-placed to access local amenities, transport links, educational facilities, and recreational spaces that the area offers. The surrounding community is known for its blend of rural charm and accessibility to urban conveniences, supporting a well-rounded lifestyle for residents.

RECEPTION HALL 3.64m x 1.85m (11'11" x 6'1")

Double glazed front entrance door, timber effect flooring, double panel radiator, staircase leading to 1st floor, thermostat for central heating.

LOUNGE 4.89m x 3.6m (16'0" x 11'10")

Double glazed splayed bay window to front aspect, two double panel radiators, television point.

DINING KITCHEN 5.51m x 3.71m (18'1" x 12'2")

Fitted with a range of base and wall units consisting of soft clothes, cupboards and drawers underneath stone effect work surfaces with matching upstand appliances include a 'Zanussi' double oven, four ring 'Zanussi' gas hob with extractor hood above, a 'Zanussi' dishwasher, and a 'Stoves' integrated full height fridge. The kitchen also has two double panel radiators, double glazed window to rear aspect, matching doors to the rear leading out to garden.

SITTING ROOM 3.72m x 3.29m (12'2" x 10'10")

Double glazed window to rear aspect, double panel radiator, timber effect flooring.



 **NEWTON
FALLOWELL**



NEWTON

UTILITY ROOM 2.69m x 1.78m (8'10" x 5'10")

Further range of base and wall units with work surfaces to match the kitchen. Integral washing machine, space for further under-counter appliance, broadband points, double glazed door to right aspect, timber effect flooring, double panel radiator.

CLOAKROOM 1.7m x 0.92m (5'7" x 3'0")

Double glazed obscure window to rear aspect, low level dual flush WC, wall mounted wash hand basin, double panel radiator, timber effect flooring.

DOUBLE GARAGE 5.91m x 5.08m (19'5" x 16'8")

Electrically operated roller shutter door to front aspect, power and light within.

1ST FLOOR-LANDING 5.14m x 2.19m (16'11" x 7'2")

Double glazed window to front aspect, double panel radiator, cupboard housing hot water storage tank, doors leading to all bedrooms and bathroom, hatch accessing roof space.

BEDROOM ONE 4.9m x 3.25m (16'1" x 10'8")

Double glazed window to rear aspect, double panel radiator, television point, dressing area with fitted wardrobes.

EN-SUITE 2.88m x 1.5m (9'5" x 4'11")

Double glazed obscure window to rear aspect, fully tiled shower enclosure with mains fed shower, pedestal wash hand basin, low level dual flush w.c., double panel radiator, timber effect flooring.

BEDROOM TWO 3.72m x 3.61m (12'2" x 11'10")

Double glazed window to front aspect, double panel radiator.

EN-SUITE 2.48m x 1.48m (8'1" x 4'11")

Fully tiled shower enclosure with mains fed shower within, low-level dual flush WC, wash hand basin, timber effect flooring, double glazed obscure window to left aspect, tiled walls to half height, extractor fan.

BEDROOM THREE 3.78m x 2.74m (12'5" x 9'0")



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Double glazed window to rear aspect, double panel radiator.

BEDROOM FOUR 3.2m x 3.01m (10'6" x 9'11")

Double glazed window to rear aspect, double panel radiator.

BATHROOM 2.75m x 1.88m (9'0" x 6'2")

Fully tiled shower enclosure with mains fed shower within, pedestal wash hand basin, low level flush WC, panel bath, timber effect flooring, tiled walls to half height, double glazed obscure window to front aspect, double panel radiator.

GARDENS & GROUNDS

To the front, there is a driveway leading to the integral double garage, a pathway leading to the front entrance door, as well as a lawned area. The garden to the rear features both lawned and patio areas, and is enclosed behind fencing to all aspects.

TENURE

Freehold

COUNCIL TAX

Band E

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.

DISCLAIMER

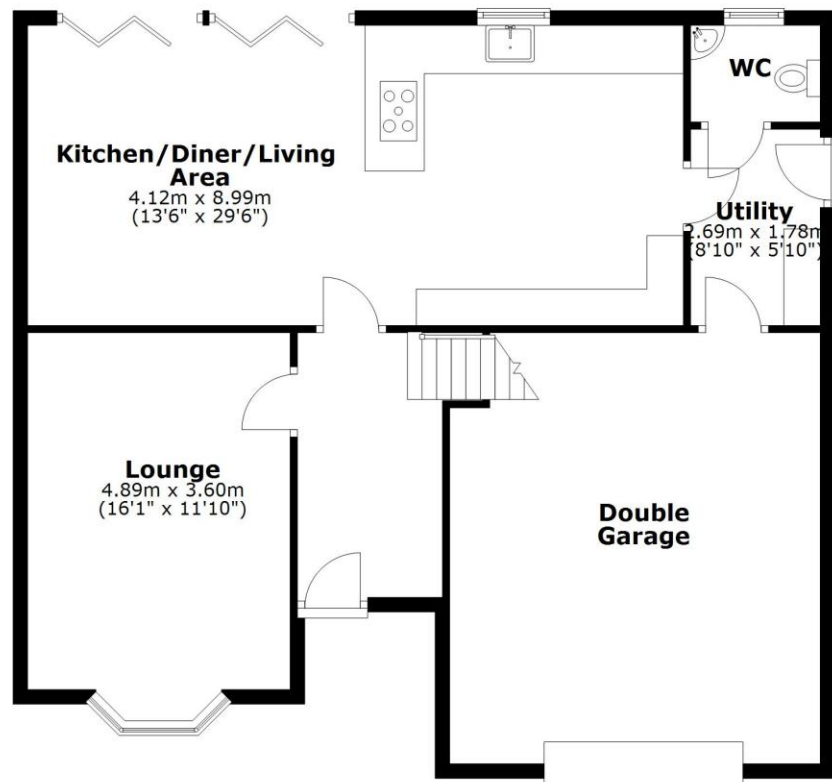
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.





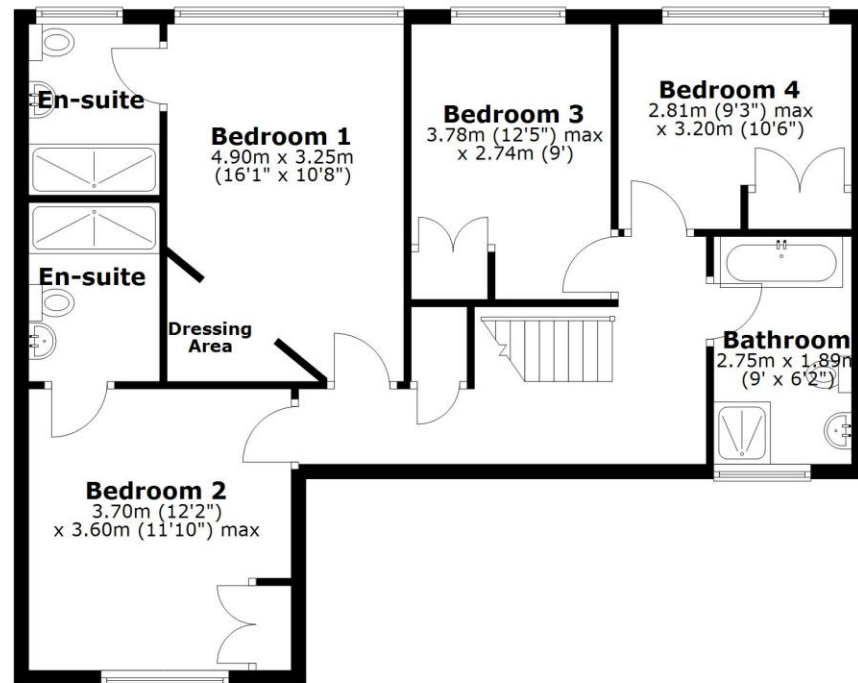
Ground Floor

Approx. 103.2 sq. metres (1111.0 sq. feet)

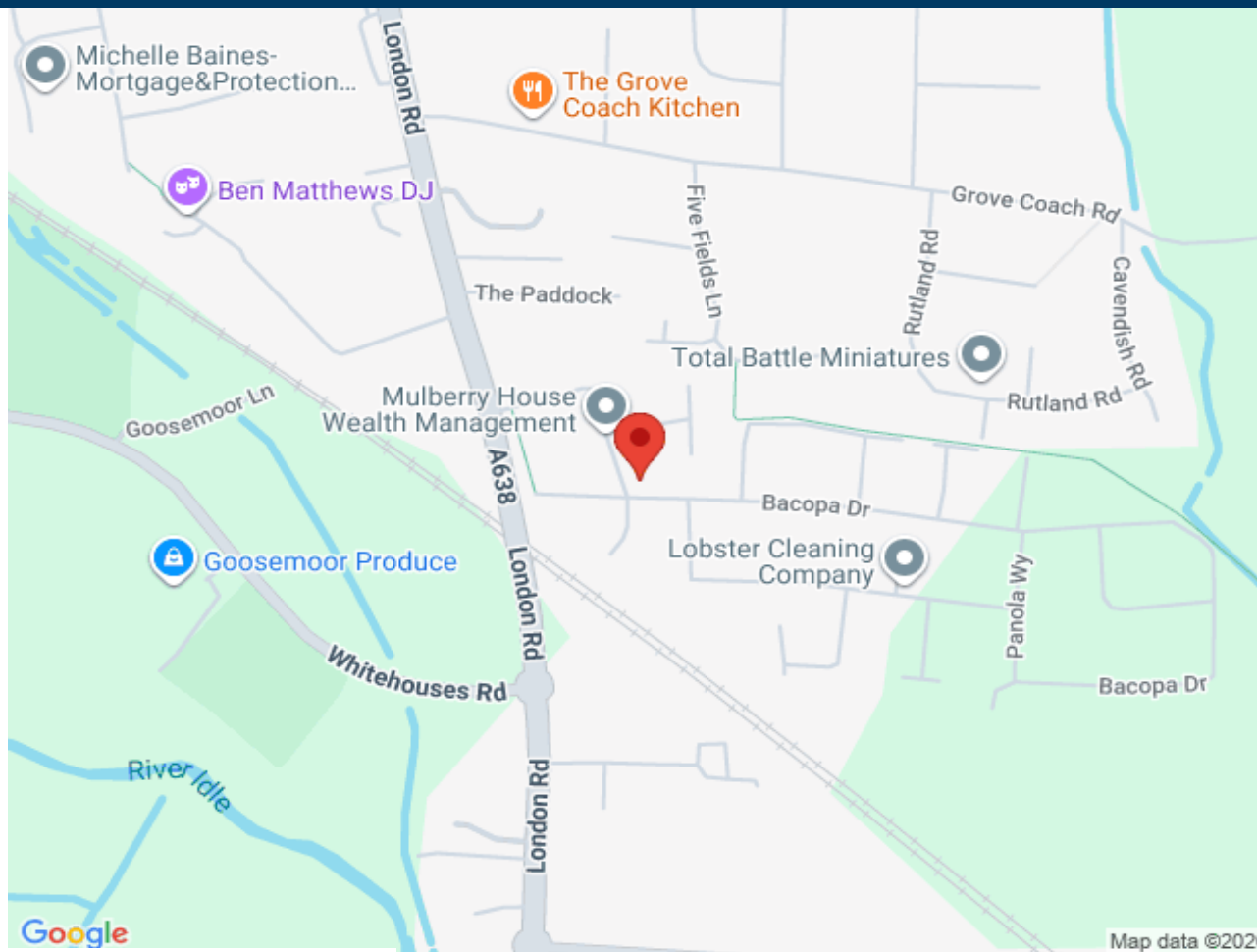


First Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



Total area: approx. 180.8 sq. metres (1945.8 sq. feet)



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

