

BURGIN ATKINSON

& C O M P A N Y



25 Station Road, Sutton, Retford, DN22 8PZ

A substantial and beautifully presented family home offering spacious and versatile accommodation, complemented by a self-contained annexe. The property features four bedrooms, multiple reception spaces, a generous breakfast kitchen, principal bedroom with balcony and en-suite, and excellent outdoor space including a south-facing landscaped garden with far-reaching countryside views. Further benefits include ample driveway parking, a garage/workshop and convenient access to the surrounding fields and farmland.

- Modern 4/5 Bed Detached Family home in a Sought After Village Location
- Self Contained Annexe with Kitchen, Living/Dining Room, Bedroom & Bathroom
- Additional Reception Room/Fifth Bedroom
- Open Field Views to the Rear
- En-Suite & Balcony to Principle Bedroom
- Off Street Parking for 4 Vehicles + Workshop/Garage
- Spacious Landscaped Rear Garden
- EPD Rating : D

£525,000



Ground Floor



Floor 1



**BURGIN
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Approximate total area^m

2604 ft²
241.9 m²

Balconies and terraces

182 ft²
16.9 m²

Reduced headroom

25 ft²
2.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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