BURGIN ATKINSON

& C O M P A N Y



# Aston House, 11 Jenkins Avenue

, Retford, DN22 6HA

**Offers In The Region Of £500,000**

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STUNNING MODERN DETACHED FAMILY HOME WITH RECENTLY INSTALLED SOLAR PANELS PROVIDING HUGE ENERGY SAVINGS - 5 BEDROOMS - 3 BATHROOMS - OPEN PLAN LIVING KITCHEN - 2 RECEPTION ROOMS - BEAUTIFUL RECEPTION HALL - ENCLOSED REAR GARDEN WITH PATIO - DOUBLE GARAGE WITH AMPLE PARKING - STYLISH ACCOMMODATION THROUGHOUT - CLOSE TO AMENITIES & SERVICES - SOUGHT AFTER RESIDENTIAL ESTATE - CONTACT BURGIN ATKINSON FOR FURTHER DETAILS








**Entrance Porch**
The glazed composite door opens into the tiled entrance porch with space to store outdoor shoes with a further glazed composite door that opens into the impressive:

**Reception Hall**
A feature of this space is the central staircase with glazed balustrade that sweeps to both sides of the first-floor accommodation, this area also has space to sit and relax as well as access to the principal ground floor accommodation, down lights, two useful storage cupboards, radiator and double doors into the:

**Lounge 17'7" max x 15'3" max (5.36m max x 4.65m max)**
A dual aspect room with a front facing bay window, side facing window, well appointed for accommodation of multiple seating arrangements, TV point and two radiators.

**Living & Breakfast Kitchen 17'9" x 9'2" plus 15'3" x 9'2" (5.41m x 2.79m plus 4.65m x 2.79m)**
This fantastic space offers a wealth of Magnet fitted kitchen units, with ample storage including a floor-to-ceiling bank of units including two large larder pull out units, an integrated full-height AEG fridge and full-height AEG freezer unit and set of AEG triple ovens Further low level base units with Quartz worktops over, inset stainless steel Franke sink, AEG five ring gas hob with AEG extractor hood set over and further appliances including a dishwasher are also integrated within the kitchen. Large breakfast bar, two rear facing windows with Quartz sills and upstands, down lights, two pendant lights and a ceramic fully tiled floor finish off the kitchen area. The living area has a ceramic fully tiled floor leading from the kitchen, two radiators and triple bi-folding doors which open and leads out into the rear garden

**Utility Room 9'2" x 7'1" (2.79m x 2.16m)**
Having matching units and Quartz worktops from the kitchen this area offers space and plumbing for a range of appliances, wall mounted gas-fired boiler housed in a cupboard, inset stainless steel Franke sink, side-facing window, radiator and an external rear facing door which leads out into the rear garden and side gate.

**Study 12'8" max x 10'3" max (3.86m max x 3.12m max)**
Currently used as a music room, with a front facing bay window and a radiator.

**Cloakroom**
Comprising of a two piece suite which includes a low flush WC, wall hung wash hand basin, side facing window, ceramic fully tiled flooring and splash backs and a radiator.

**First Floor Landing**
The staircase splits to both sides of the property, has a loft access point, radiator and access to the principle first-floor accommodation.

**Master Bedroom 18'2" max x 15'6" max (5.54m max x 4.72m max)**
Having a front facing bay window, side-facing window, large range of fitted built in mirrored sliding wardrobes and two radiators.

**En-Suite Shower Room 7'6" x 6'3" (2.29m x 1.91m)**
Comprising of a three piece suite which incorporates a walk in shower enclosure with mains fed shower, low flush WC, wall mounted mirror with integral lighting and power socket, wall hung wash hand basin with two storage drawers below. fully tiled, front facing window and radiator.

**Bedroom Two 12'5" max x 11'5" maz (3.78m max x 3.48m maz)**
With a front facing bay window, radiator, built in cupboard and access into the:

**En-Suite Shower Room 8'2" x 6'3" max (2.49m x 1.91m max)**
Comprising of a three piece suite which includes a walk in shower with mains fed attachment, low flush WC, wall mounted mirror with integral lighting and power socket, wall hung wash hand basin with storage below. Fully tiled, front facing window and a radiator.

**Bedroom Three 12'9" x 9'6" (3.89m x 2.90m)**
Having a rear facing window, built in double mirrored wardrobes, radiator and door into the Jack and Jill Bathroom.

**Bedroom Four 15'6" x 9'6" (4.72m x 2.90m)**
A built in double mirrored wardrobe, rear-facing window and a radiator.

**Bedroom Five 9'2" x 6'8" (2.79m x 2.03m)**
This room is currently used as a dressing room and offers a side facing window, radiator and a range of fitted mirrored wardrobes offering ample storage.

**Bathroom**
Comprising of a four-piece suite which includes a panel bath, enclosed shower cubicle with a mains-fed shower, low flush WC and a wall hung wash hand basin with storage below. Full tiling, rear facing window and a radiator.

**Gardens**
To the rear of the property is an extensive patio stretching the full width of the property and onto the lawn garden which is enclosed by panel fencing to the perimeter. Outside garden tap and double power socket. The rear garden has space for a garden shed, courtesy door to the garage and a access gate to the driveway.

At the front of the property is a low maintenance gravel garden with block paved central pathway leading to the entrance door.

**Double Garage 19'2" x 18'5" (5.84m x 5.61m)**
A substantial detached garage with electric double doors, power, lighting and courtesy door to the garden. To the side of the garage is a further garden with gate leading back to the main garden.

**Driveway**
A tarmac driveway offers parking for several vehicles to the side of the property and onto the detached double garage. The driveway benefits from an outside tap and double power socket.

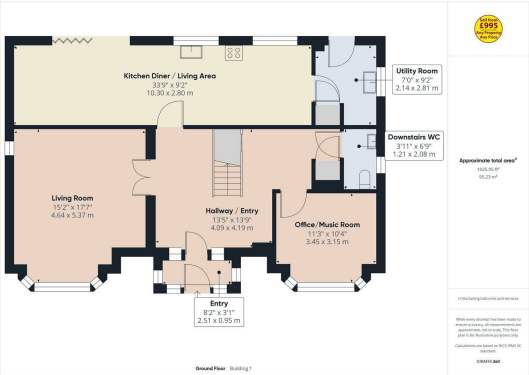
**Solar Panels**
Property owned solar panels have been installed in October 2026 which has cost the current seller around £9,000 and will result in huge energy bill savings. There is also two storage battery's rather than just the one which provides further saving costs.

**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.

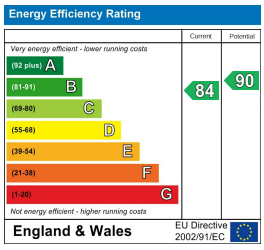
## Area Map

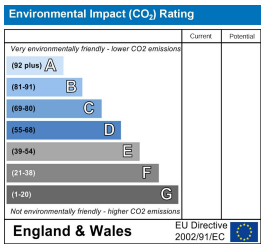



## Floor Plans




## 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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