BURGIN ATKINSON
& C O M P A N Y



3 Snowden Drive

, Retford, DN22 7ZU

Offers In The Region Of £550,000

4 2 2 B

An exceptional family home combining generous living space, quality finishes and versatile annex accommodation in a desirable Retford location.







Description

Situated on the sought-after and peaceful Snowden Drive, this impressive five-bedroom, four-bathroom detached residence offers spacious, versatile accommodation, complemented by a beautifully presented self-contained annex.

The property boasts excellent kerb appeal, with a generous block-paved driveway, mature red robin hedging and a detached double garage, partially converted to provide the annex while retaining useful storage space.

The main residence welcomes you with elegant Italian ceramic herringbone flooring, leading into a stylish open-plan kitchen and dining area. Featuring shaker-style cabinetry, premium integrated appliances and recessed French doors overlooking the garden, this space is perfect for modern family living. A separate utility room and ground floor W.C. add further practicality.

The spacious dual-aspect lounge provides a light-filled and comfortable reception room, while a separate snug offers flexibility as a home office, playroom or additional sitting room.

To the first floor are four well-proportioned bedrooms with fitted storage. The principal bedroom benefits from built-in wardrobes and a generous en-suite with rainfall shower, complemented by a contemporary family bathroom featuring both a bath and separate shower.

Outside, the private rear garden has been thoughtfully landscaped, with an Indian stone patio, raised planted borders and a well-maintained lawn. Enclosed by fencing and a mature conservation bramble hedge, the garden provides a peaceful setting for outdoor dining and relaxation.

Finished to a high standard, the annex features striking graphite bifold doors, herringbone-style flooring, oak internal doors, a contemporary kitchen with granite worktops, a separate bedroom, modern bathroom and boarded loft storage. Ideal for guests, multi-generational living or independent accommodation.

Location

Snowden Drive enjoys a sought-after residential location on the outskirts of Retford, a charming Georgian market town offering a range of independent shops, cafés, restaurants and well-regarded schools. Retford railway station provides direct services to London King's Cross in approximately 90 minutes, while the nearby A1 offers excellent road links to regional centres. Surrounded by beautiful Nottinghamshire countryside, the location combines peaceful living with convenient access to local amenities and transport connections.

Kitchen Diner 22'11" x 10'10" (6.99 x 3.32)

Living Room 13'2" x 15'4" (4.02 x 4.68)

Snug 9'1" x 12'5" (2.78 x 3.80)

Utility Room 6'2" x 7'4" (1.90 x 2.26)

W/C 6'0" x 3'0" (1.83 x 0.93)

Bedroom One 13'3" x 12'6" (4.04 x 3.83)

En-Suite 5'8" x 8'1" (1.75 x 2.48)

Bedroom Two 11'0" x 11'6" (3.36 x 3.52)

Bedroom Three 9'1" x 11'11" (2.77 x 3.65)

Bedroom Four 9'4" x 8'10" (2.85 x 2.71)

Bathroom 8'7" x 8'5" (2.63 x 2.58)

Annexe

Kitchen Living Area 16'7" x 9'10" (5.08 x 3.01)

Bedroom 9'10" x 9'0" (3.00 x 2.75)

Bathroom 6'7" x 6'8" (2.02 x 2.04)

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 D.
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.

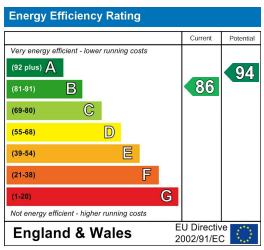
Area Map

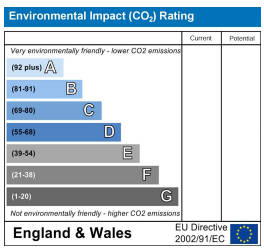


Floor Plans



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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