

# BURGIN ATKINSON

& C O M P A N Y



## 4 Rose Avenue

, Retford, DN22 7HR

**Offers In The Region Of £300,000**



This immaculately presented three-bedroom property offers an excellent family home in a highly sought-after location. The accommodation includes a stylish open-plan kitchen and living area, additional reception room and modern family bathroom, complemented by a generous rear garden.



Description

Internally, the property is accessed via a welcoming entrance hall, providing access to the reception room and open-plan kitchen/living area. The spacious dining room is a particularly attractive feature, benefiting from an open brick-built fireplace and a characterful bay window, which provides an abundance of natural light.

The modern open-plan kitchen/living area provides an excellent space for both family living and entertaining, with patio doors opening directly onto the rear garden. The well-appointed kitchen benefits from a range of integrated NEFF appliances, including two double ovens, a gas hob with extractor hood, microwave and washing machine. Further features include newly fitted marble worktops, an integrated drinks fridge and laminate flooring throughout the kitchen/living space. Situated just off the kitchen is a useful pantry/utility area, along with a convenient ground-floor cloakroom fitted with a WC and wash hand basin. The space also benefits from a side access door.

To the first floor, the principal bedroom is well proportioned and benefits from integrated wardrobes and a large window, providing plenty of natural light. Bedroom two is also a generous-sized double bedroom, featuring integrated wardrobes and a bay window, while bedroom three is a smaller single bedroom. Completing the first floor is a modern family bathroom fitted with a four-piece suite comprising a walk-in shower, panelled bath, wash hand basin set within a vanity unit and WC.

Externally, the property benefits from a generous enclosed rear garden, which is predominantly laid to lawn and incorporates a patio area, together with a wood-chip section extending to the side and rear along with a planted plum tree and shrubbery. The luxurious 4 seater hot tub is also included within the sale and a wooden garden shed which provides useful additional storage. To the front, there is a low-maintenance garden, with access continuing to the side of the property where the bins are stored and a gated entrance providing access to the rear garden.

Additional Note - The property also offers the option to transfer the existing CCTV system subscription to the new owners, currently charged at £29 per month.

Location

Rose Avenue is situated on the outskirts of Retford town centre, providing convenient access to the town's amenities while being within easy reach of local walks and the surrounding countryside. Bracken Lane Primary School is located on the doorstep, while the property also falls within the catchment areas for a number of well-regarded local schools. Retford town centre offers a comprehensive range of shopping, leisure and recreational facilities, together with mainline railway services providing direct connections along the London–Edinburgh intercity route. The town also benefits from excellent road links via the A57 and A1, providing convenient access to the wider motorway network.

Kitchen / Living Area 19'9" x 19'1" (6.03 x 5.82)

Dining Room 11'11" x 11'6" (3.65 x 3.52)

Utility 8'0" x 2'11" (2.46 x 0.91)

W/C 3'4" x 5'8" (1.04 x 1.75)

Bedroom One 10'7" x 14'4" (3.24 x 4.39)

Bedroom Two 9'1" x 13'4" (2.79 x 4.07)

Bedroom Three 8'3" x 7'10" (2.52 x 2.41)

Bathroom 8'3" x 5'9" (2.53 x 1.76)

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 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.

Parking: Off 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.

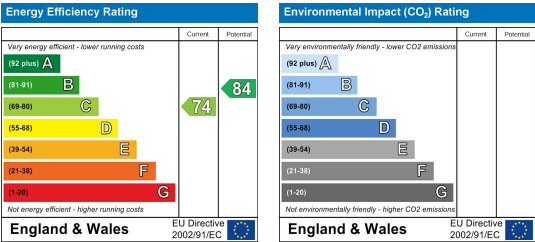
Area Map



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.