



25 Blossom Grove, Retford, DN22
7XH



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£300,000



KEY FEATURES

- QUIET RESIDENTIAL DEVELOPMENT
- FOUR BEDROOMS
- BATHROOM AND ENSUITE
- LOUNGE
- KITCHEN AND DINER
- UTILITY
- EPC RATING B
- FREEHOLD





This impressive, detached house offers well-appointed living accommodation, suited to a range of needs. The property features four generously proportioned bedrooms, providing ample space for families or those requiring additional rooms for versatile use. Two bathrooms, including a modern family bathroom and an en-suite to the principal bedroom, contribute to the comfort and convenience of the home.

The ground floor encompasses two reception rooms, designed for flexible living or entertaining. A spacious lounge offers an inviting environment for relaxation, while the contemporary kitchen and diner provide a versatile setting ideal for both family meals and entertaining guests. The adjoining utility room offers practical additional storage and laundry space.

The property benefits from gas central heating, ensuring comfort throughout the year. Externally, the landscaped private garden is well-presented and offers a tranquil space for outdoor activities and gardening. The double garage and dedicated parking spaces provide secure parking and additional storage options.

Situated within a quiet residential development, the house is constructed on a freehold tenure, providing long-term security and flexibility for prospective owners. The property carries an EPC rating of 'B', reflecting its energy efficiency and modern construction standards.



Local area

Located in Retford, Nottinghamshire, the property enjoys the benefits of a well-established area with an array of amenities and services. The setting combines the convenience of local shops, schools, and facilities with the appeal of a peaceful residential environment. Good transport links connect Retford to nearby towns and cities, supporting both daily commuting and leisure activities. The location offers residents a balanced lifestyle within a sought-after part of Nottinghamshire.

Entrance Hall

Accessed via a composite entrance door, the welcoming hallway features tiled flooring, a radiator, stairs rising to the first floor, and a useful understairs storage cupboard. Doors lead through to the lounge and the kitchen diner.

Lounge 5.84m x 3.15m (19'2" x 10'4")

A bright and spacious dual-aspect reception room, benefitting from front-facing windows and French doors opening onto the rear garden, allowing for an abundance of natural light. Finished with herringbone-style Karndean flooring, two radiators, and TV connection points.

Kitchen Diner 5.84m x 3.07m (19'2" x 10'1")

A superb open-plan dining kitchen, fitted with a comprehensive range of modern wall and base units complemented by solid wood worktops and tiled splashbacks. Integrated appliances include a fridge freezer, dishwasher, oven, ceramic hob, and extractor hood. The space is enhanced by downlighting, tiled flooring, and both front and rear-facing aspects, with patio doors opening directly onto the garden. Access is provided to the utility room.

Utility Room 1.96m x 1.6m (6'5" x 5'2")

Fitted with additional storage units and work surfaces, with space for appliances. Includes a wall-mounted gas





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combination boiler, tiled flooring, radiator, and rear window.

Cloakroom

Stylishly appointed with a low-level WC (concealed cistern) and a wall-mounted wash basin with vanity storage beneath. Finished with tiled flooring, chrome heated towel rail, and extractor fan.

First Floor Landing

A spacious galleried landing with front-facing window, radiator, storage cupboard, and access to all first-floor rooms.

Bedroom One 3.1m x 2.84m (10'2" x 9'4")

A well-proportioned principal bedroom with front-facing window and radiator, leading into a dedicated dressing area fitted with open wardrobes and storage. This in turn leads to the en suite.

Dressing Room 2.31m x 1.47m (7'7" x 4'10")

Fitted with open display wardrobes with hanging and draw space and a door into the:

Ensuite 2.31m x 1.22m (7'7" x 4'0")

A contemporary shower room comprising a walk-in shower with mains-fed system, wall-mounted wash basin with vanity unit, and WC with concealed cistern. Fully tiled with chrome towel radiator, extractor fan, and rear window.

Bedroom Two 3.35m x 2.84m (11'0" x 9'4")

A generous double bedroom with front-facing window and radiator.

Bedroom Three 2.87m x 2.77m (9'5" x 9'1")

A further double bedroom overlooking the rear garden, with radiator.

Bedroom Four 2.87m x 2.03m (9'5" x 6'8")

Having a rear facing window and a radiator.

Family Bathroom

Fitted with a modern three-piece suite including a panel bath with rainfall shower and handheld attachment over,



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pedestal wash basin, and WC. Fully tiled with chrome towel radiator, downlighting, and rear window.

Outside

To the front, a block-paved approach is complemented by planted borders. A side pathway leads to the enclosed rear garden, which features a paved seating area and lawn, ideal for outdoor entertaining. The garden is secure and also benefits from an external water supply.

Double Garage & Parking

The property includes a double garage with up-and-over doors, power, and lighting. A driveway provides off-road parking for multiple vehicles, with additional visitor parking available within the development.

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. Any site measurements given are subject to site survey.

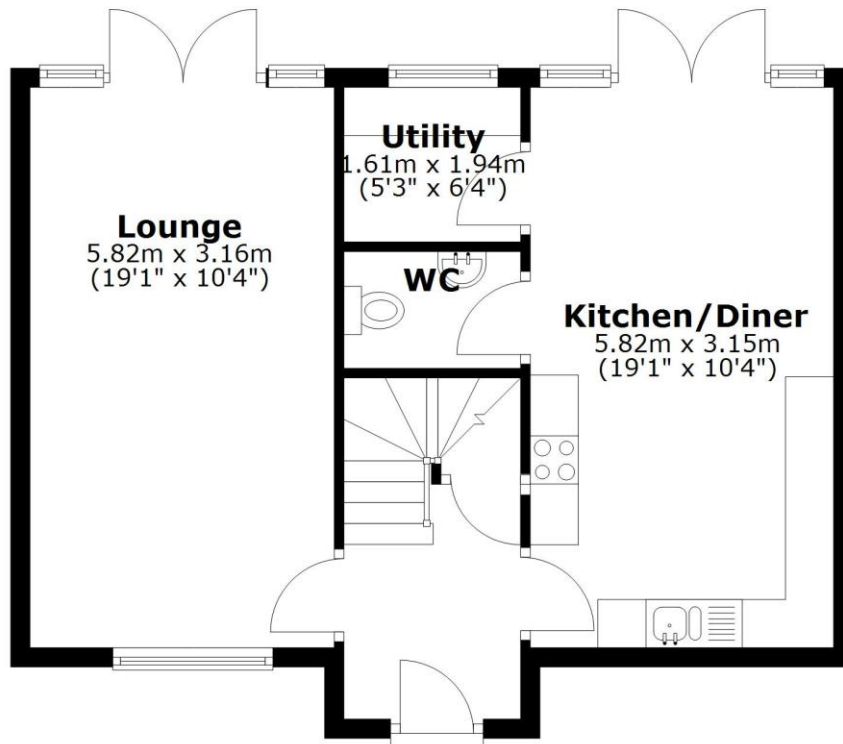
Services

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.



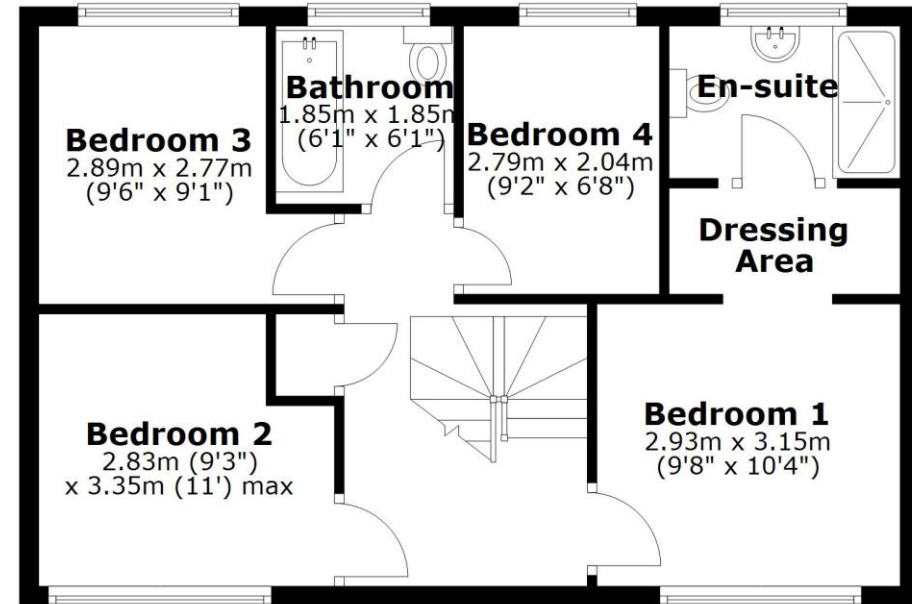
Ground Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



Total area: approx. 102.5 sq. metres (1102.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

