BURGIN ATKINSON
& COMPANY

16 Strawberry Road

, Retford, DN22 7EL

Offers In The Region Of £250,000

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A well-presented three-bedroom home that has been recently renovated to a good standard, offering modern and spacious accommodation throughout. Further benefits include a brand-new kitchen, generous rear garden, off-road parking, garage and the highly desirable advantage of no onward chain.

Description

Internally, the property opens into a bright and welcoming entrance hall. The spacious living room benefits from a charming bay-fronted window, allowing plenty of natural light to fill the room.

The impressive open-plan kitchen/diner is brand new and has been fitted with a range of integrated appliances, including an induction hob with extractor hood, oven and full-length fridge freezer. The kitchen is complemented by a selection of matching wall and base units, a useful storage cupboard and convenient access to the side of the property. From the kitchen, double oak French doors lead into the conservatory, which in turn provides access to the rear garden.

To the first floor, there are three bedrooms. The principal bedroom benefits from a dual-aspect outlook, while the second is a generously sized double bedroom. The third bedroom is a comfortable single. The family bathroom is fitted with a panelled bath with an overhead rainfall shower, wash basin and WC.

Externally, the generously sized rear garden is predominantly laid to lawn and features a substantial patio area and separate decking area, providing a range of options for outdoor entertaining and relaxation. A brick-built outhouse offers useful additional storage.

To the front of the property, a block-paved driveway provides off-road parking for two vehicles and leads to a single attached garage with an up and over roller door.

Location

Retford is home to the award-winning Kings' Park, a beautiful green space through which both the Chesterfield Canal and the River Idle flow. The park features attractive walking routes, a children's play area, and an adventure playground, making it a popular destination for families and outdoor enthusiasts alike. The area is further complemented by highly regarded primary and secondary schools.

For commuters, Retford is exceptionally well connected. The town's railway station offers direct services to London in approximately 1 hour 25 minutes, while the A1 is just 4.5 miles away, providing convenient road links north and south. Both Humberside Airport and East Midlands Airport can also be reached in around an hour by car, making travel further afield straightforward.

Living Room 11'8" x 13'5" (3.56 x 4.09)

Kitchen Diner 17'8" x 12'11" (5.40 x 3.95)

Sunroom 10'1" x 10'8" (3.09 x 3.26)

Bedroom One 10'7" x 13'6" (3.24 x 4.14)

Bedroom Two 9'8" x 13'1" (2.96 x 3.99)

Bedroom Three 7'2" x 7'0" (2.20 x 2.14)

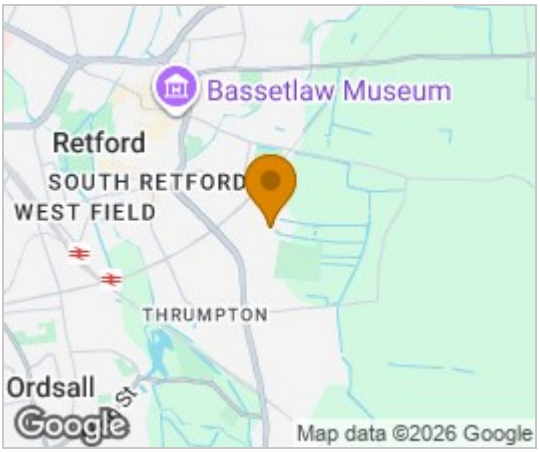
Bathroom 4'11" x 9'4" (1.50 x 2.86)

Garage 7'2" x 14'2" (2.20 x 4.33)

General Remarks & Stipulations

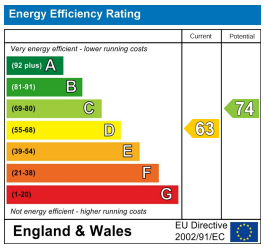
Council Tax: We are advised by Newark & Sherwood Council that this property is in Band C.
Services: Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise 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.

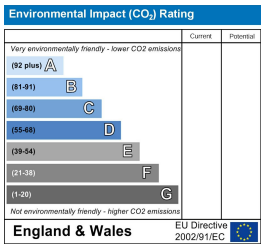
Area Map



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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