43 BACOPA DRIVE, RETFORD
£355,000

BROWN & Co

43 BACOPA DRIVE, RETFORD, DN22 7ZW

DESCRIPTION

A recently constructed detached family home built by Harron Homes to their Settle design in 2022. The property benefits from a good sized rear aspect living dining kitchen leading into and overlooking the rear garden. The property has a well appointed kitchen with appliances plus a separate utility room. There is an en suite shower room to the master bedroom and three additional double bedrooms.

Being on a corner plot, there is a larger than average garden which is partially walled and has been landscaped by the current owners to provide a full width porcelain tiled patio.

LOCATION

Situated on this modern development to the south of Retford town centre. Schools for all age groups accessible, as well as the mainline railway station on the London to Edinburgh Intercity line. Good access to the town centre which offers comprehensive shopping, leisure and recreational facilities.

DIRECTIONS

What3words///lively.blog.poster

ACCOMMODATION

Covered entrance with part glazed composite door into

RECEPTION HALL 10'10" x 10'0" (3.34m x 3.08m) maximum dimensions with laminate flooring leading through into the living dining kitchen, turning staircase to gallery style landing.

CLOAKROOM side aspect obscure double glazed window. White low level wc, pedestal hand basin with mixer tap. Laminate flooring, part tiled walls and extractor.

Glazed double doors into LOUNGE 15'4" x 11'8" (4.68m x 3.61m) measured to dual aspect front and side triple glazed bay windows. TV and telephone points.

OPEN PLAN LIVING DINING KITCHEN 17'3" x 15'6" (5.28m x 4.76m) maximum dimensions.

Kitchen Area rear aspect double glazed window. An extensive range of navy blue fitted base and wall mounted cupboard and drawer units, integrated fridge, freezer, wine cooler, dishwasher, Zanussi electric oven and four ring Zanussi gas hob with extractor above. Ample working surfaces, concealed lighting to the cupboards. 1 ¼ stainless steel sink drainer unit with mixer tap. Part tiled walls, recessed lighting.

Dining/Living Area square bay window with double glazed French doors and matching side light windows leading into and overlooking the garden. Arch to

UTILITY ROOM 9'8" x 4'7" (2.98m x 1.43m) rear aspect half glazed composite door. Space and plumbing for washing machine and space for tumble dryer. Working surface above. Matching laminate flooring, return door to single garage.

FIRST FLOOR LANDING with access to roof void. Built-in airing cupboard with hot water cylinder.

BEDROOM ONE 14'7" x 12'5" (4.48m x 3.82m) front aspect double glazed window. Recessed space for large TV. Two built-in mirror fronted double wardrobes with ample hanging and shelving space. Door to

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EN SUITE SHOWER ROOM 5’0” x 5’6” (1.53m x 1.72m) side aspect obscure double glazed window. Tile enclosed shower cubicle with mains fed shower, handheld attachment, raindrop shower head and glazed sliding screen. Pedestal hand basin with mixer tap, low level wc. Laminate flooring, part tiled walls. Recessed lighting and extractor.

BEDROOM TWO 10’4” x 12’7” (3.18m x 3.88m) front aspect double glazed window with deep recess.

BEDROOM THREE 11’7” x 9’9” (3.56m x 3.03m) currently used as a dressing room, rear aspect double glazed window.

BEDROOM FOUR 12’6” x 10’3” (3.85m x 3.14m) rear aspect double glazed window with views to the garden.

FAMILY BATHROOM 8’4” x 6’7” (2.56m x 2.04m) rear aspect obscure double glazed window. Four piece white suite of panel enclosed bath with mixer tap. Low level wc, pedestal hand basin with mixer tap. Tile enclosed shower cubicle with glazed screen, mains fed shower with handheld attachment. Part tiled walls, recessed lighting, extractor and touch screen mirror/light.

OUTSIDE

Being on a corner plot, the front garden has herringbone style block paved drive with space for two vehicles and in turn leads to INTEGRAL SINGLE GARAGE with up and over door, power, light and return door to utility room. The front garden is lawned with pedestrian access to the rear.

The rear garden is of a good size for a modern property and is walled and fenced to all sides. Sculptured full width porcelain tiled patio with matching raised seating/display plinths. External water supply and lighting. There is a tiled barbecue area with storage below. Area of lawn and a wooden pergola.

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: Please note we have not tested the services or any of the equipment 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.

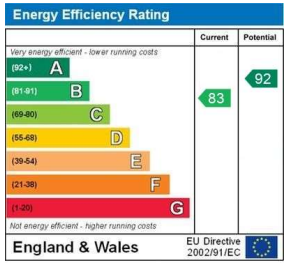
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in January 2026.



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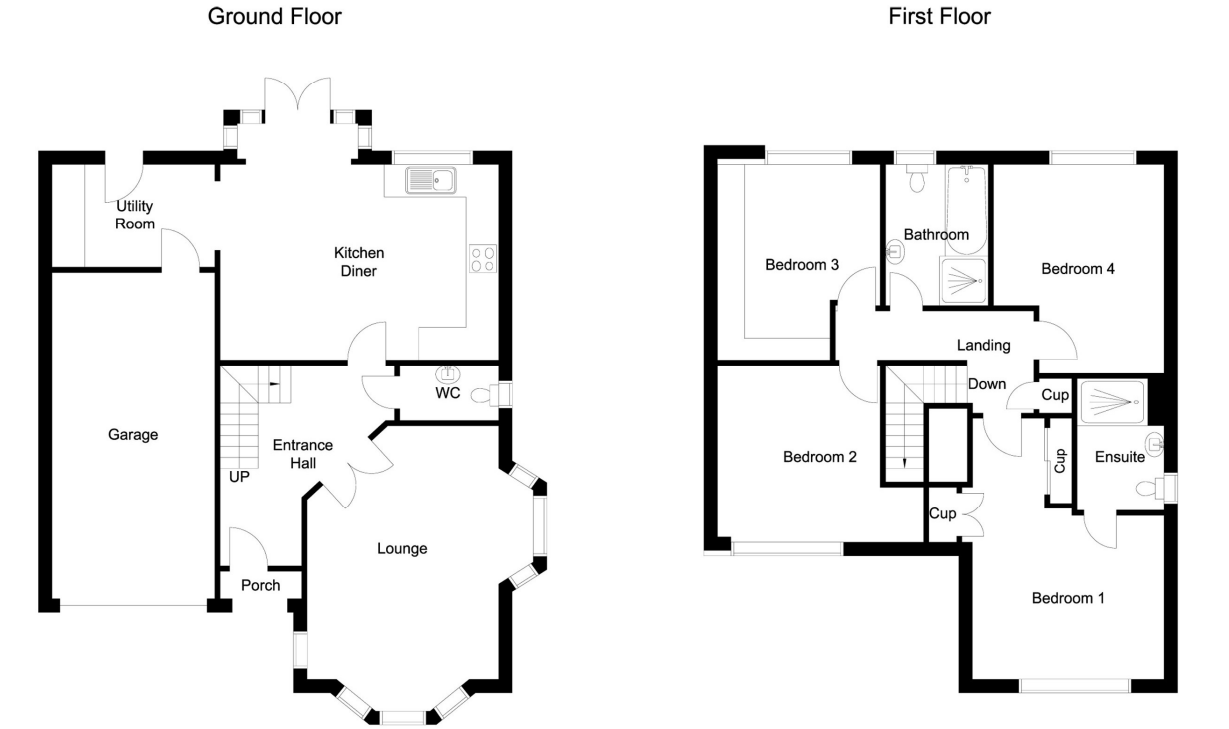

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