



83 Bacopa Drive, Retford, DN22
7ZW



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£215,000



Key Features

- NO UPWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN DINER
- LOUNGE
- FAMILY BATHROOM
- EPC RATING B
- FREEHOLD





This beautifully presented semi-detached home offers a wonderful balance of modern style, practical living space, and a warm, welcoming atmosphere throughout. Thoughtfully designed and finished to a high standard, the property is ideal for first-time buyers, young families, or anyone looking for a home that is ready to move straight into and enjoy.

At the heart of the home is the impressive kitchen diner, a bright and sociable space perfectly suited to everyday family life as well as entertaining friends and guests. Finished with a modern design and generous dining space, it creates a natural hub of the home where cooking, dining, and spending time together comes easily. The separate lounge provides a cosy yet spacious setting to relax and unwind, with plenty of natural light adding to the inviting feel.

The property offers three well-proportioned double bedrooms, giving flexibility for growing families, guests, or those working from home. The contemporary family bathroom has been stylishly fitted with modern fixtures and finishes, complementing the overall quality and presentation found throughout the property. Gas central heating and an excellent EPC rating of 'B' further enhance the comfort and efficiency of the home.

Outside, the private enclosed rear garden provides a peaceful space to enjoy during the warmer months, whether relaxing with family, hosting summer barbecues, or creating a safe area for children or pets to play. To the front, the driveway offers convenient off-road parking for two vehicles.

Offered to the market with no upward chain, this freehold property presents an excellent opportunity for buyers seeking a smooth and straightforward purchase.

Local area

Retford is a popular Nottinghamshire market town that combines traditional character with excellent everyday convenience. The town offers a wide variety of shops, cafes, restaurants, schools, and leisure facilities, creating a friendly and well-connected place to call home. Beautiful surrounding countryside and nearby green spaces provide plenty of opportunities for walking and outdoor activities, while strong transport links, including rail connections and road networks, make Retford a practical choice for commuters travelling across the region. With its welcoming community feel and range of amenities, Retford continues to be a highly desirable location for a wide range of buyers.

Entrance Hallway

Accessed via a UPVC front door with double glazed obscure glass panel. Wood effect flooring throughout and panel radiator.

Downstairs WC

Fitted with a dual flush WC, wash hand basin on pedestal with mixer tap, and panel radiator.

Lounge 4.29m x 2.8m (14'1" x 9'2")

Double glazed window to the front aspect, panel radiator, TV point, and carpet throughout.

Kitchen Diner 3.4m x 5m (11'2" x 16'5")

A spacious kitchen fitted with a range of floor and wall mounted cupboards, integrated oven, gas hob with extractor above, and a one-and-a-quarter bowl sink with drainer and mixer tap. Space and plumbing for a freestanding under-counter washing machine and





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space for a fridge freezer. Features include a panel radiator, TV point, understairs storage cupboard, double glazed window to the rear aspect, and double-glazed French doors leading to the rear garden.

First Floor Landing

Airing cupboard, loft hatch, panel radiator, and carpet throughout.

Bedroom One 2.96m x 4.3m (9'8" x 14'1")

Double glazed window to the rear aspect, TV point, panel radiator, and carpet throughout.

Bedroom Two 3.5m x 2.9m (11'6" x 9'6")

Double glazed window to the front aspect and panel radiator.

Bedroom Three 2.3m x 2.3m (7'6" x 7'6")

Double glazed window to the front aspect, radiator, and carpet throughout.

Bathroom 2.45m x 1.9m (8'0" x 6'2")

Fitted with a panel bath featuring shower screen, wall mounted shower controls, and shower head. Also comprising a dual flush WC, wash hand basin on pedestal with mixer tap, radiator, small airing cupboard, and double glazed obscure glass window.

Externally

Front of the property:

The property is accessed via a small and quiet driveway providing two parking spaces. A pathway leads to the front door and additional paving leads to the gate to access the rear garden.

Rear Garden

Private and enclosed rear garden, mainly laid to lawn with a small patio area suitable for outdoor seating and entertaining.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be



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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.

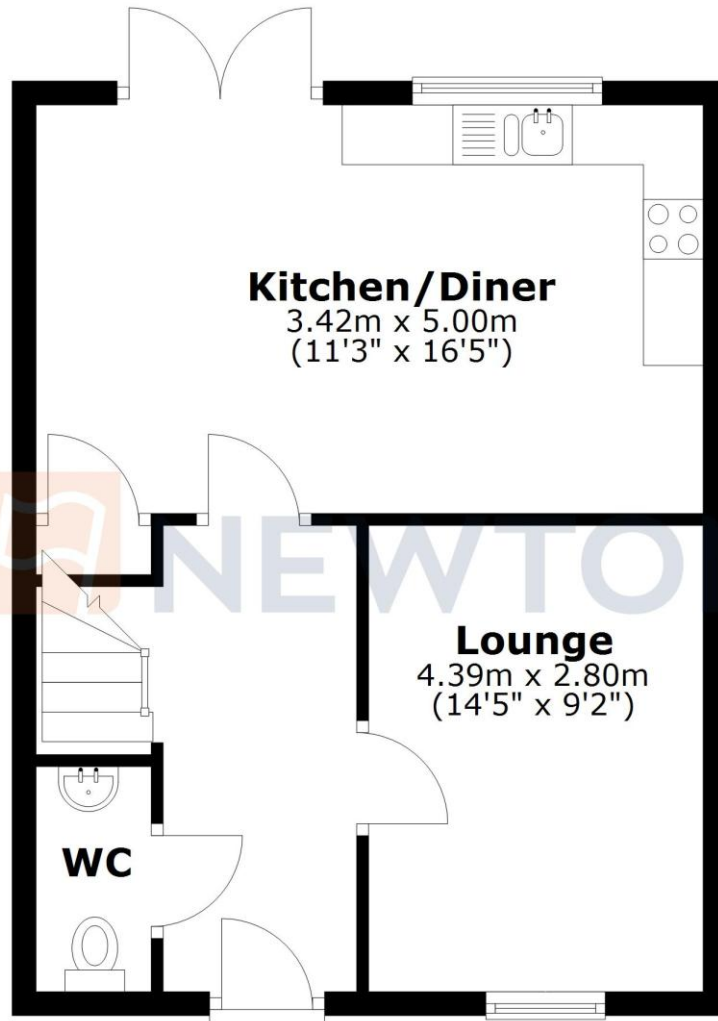
Services

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.



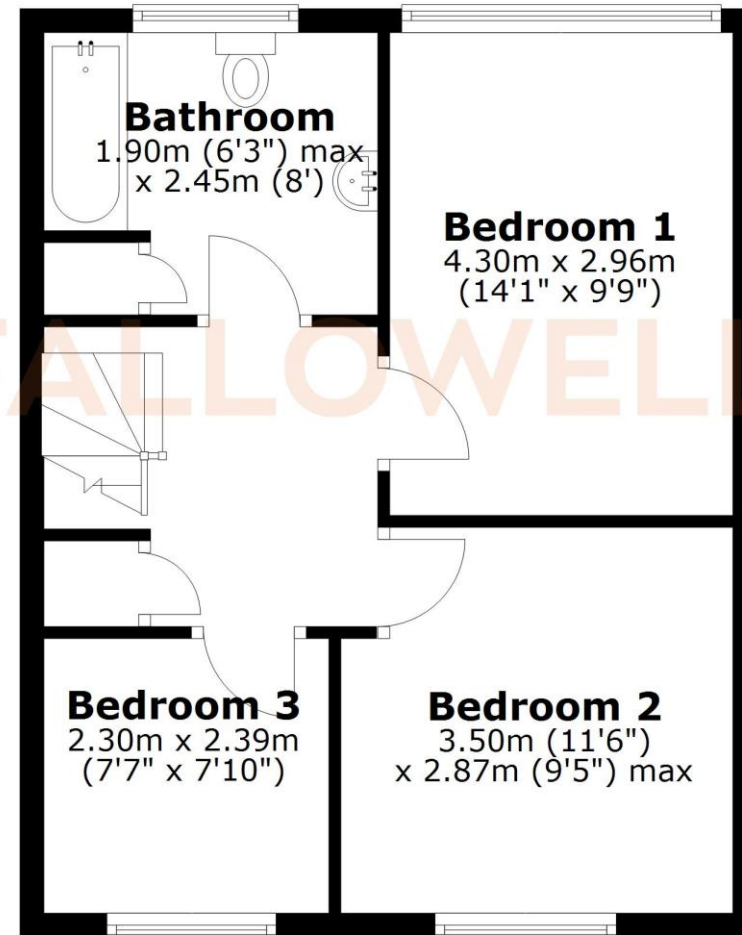
Ground Floor

Approx. 40.8 sq. metres (439.3 sq. feet)

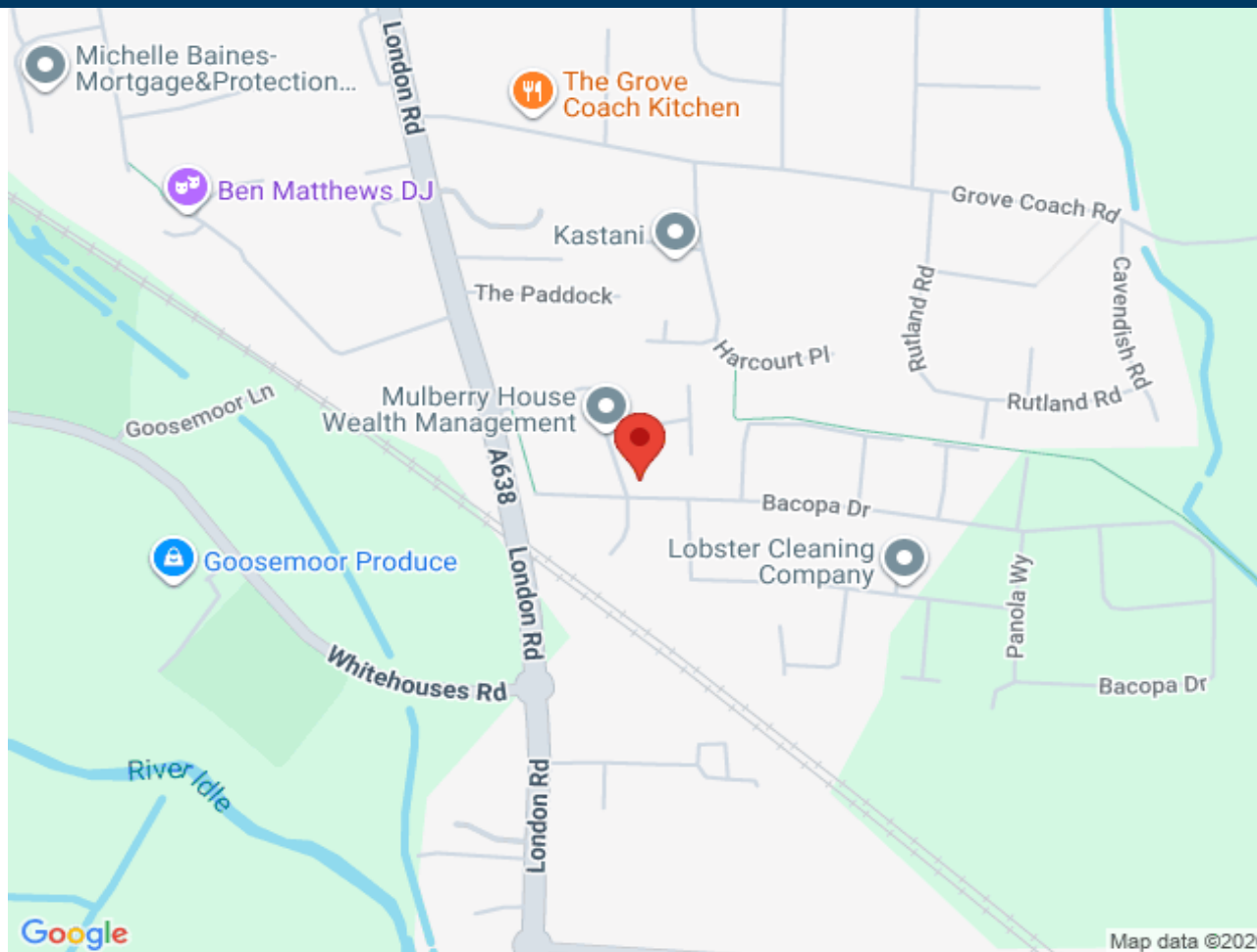


First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 83.8 sq. metres (902.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

