



32 Bacopa Drive, Retford, DN22
7ZW



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£400,000



KEY FEATURES

- QUIET RESIDENTIAL LOCATION
- GOOD TRANSPORT LINKS
- FOUR BEDROOMS
- KITCHEN DINER
- DOUBLE GARAGE AND DRIVEWAY
- UPSTAIRS BATHROOM AND ENSUITE
- EPC RATING B
- FREEHOLD





This distinguished detached house offers an impressive combination of space and versatility, making it suitable for modern family living. The property comprises four well-proportioned bedrooms, offering ample accommodation for residents and guests alike. The principal bedroom benefits from an ensuite, while an additional upstairs bathroom serves the remaining bedrooms, ensuring convenience and privacy for all occupants.

The interior boasts two generous reception rooms, providing flexibility for formal entertaining, relaxation, or family gatherings. The kitchen diner is designed to offer both practicality and space, creating an ideal environment for home-cooked meals and informal dining. Complementing the kitchen is a separate utility room, offering space for laundry and storage, and a convenient downstairs WC.

Externally, the property features a private garden to the rear, allowing for outdoor recreation. Parking is well-catered for, with a double garage and driveway providing secure accommodation for vehicles. The house is set within a quiet residential area, contributing to a peaceful environment ideal for residential occupation.

The property benefits from gas central heating and is offered on a freehold basis. The Energy Performance Certificate (EPC) rating is 'B'.

Local area

Retford, located in Nottinghamshire, provides excellent transport links and a range of amenities to support contemporary lifestyles. The area is well-regarded for its blend of local convenience and accessibility to surrounding towns and transport networks. With its residential character and community-oriented setting, Retford is suited to those seeking a balance between tranquillity and connectivity.

Reception Hall

Double panel radiator, double glazed front entrance door with matching sidelight, carpeted throughout, staircase leading to 1st floor with under-stair storage cupboard.

Sitting Room 3.77m x 2.75m (12'5" x 9'0")

Double glazed window to front aspect, double panel radiator, television point.

Lounge 4.65m x 4.05m (15'4" x 13'4")

Double glazed windows to front and left aspects including a rectangular bay window to left aspect television point, double panel radiator, broadband point.

Dining Kitchen 6.95m x 3.27m (22'10" x 10'8")

The kitchen area is fitted with a range of neutral coloured base and wall units that consist of cupboards and drawers underneath wood effect work surfaces. Appliances include a five ring gas hob with extractor hood above, a double oven situated with a full unit, integrated upright fridge freezer, integrated dishwasher. The kitchen also has a one-and-a-half bowl sink and drainer with mixer tap, double glazed window to rear aspect, matching window to left aspect and a pair of matching doors leading to the rear garden. There are two double panel radiators and wood effect flooring throughout as well as downlights and an extractor fan.

Utility Room 2.19m x 1.84m (7'2" x 6'0")

Fitted with a further range of base and wall units to match the kitchen with matching work surface above.





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Space for freestanding tumble dryer and integrated washing machine.

Downstairs W.C

Double glazed obscure window to right aspect, low-level dual flush WC, wash hand basin, tiled walls to half height, wood effect flooring continuing from the utility room, wall mounted electric consumer unit.

1st Floor-Landing

Double glazed window to front aspect, double panel radiator, hatch accessing roof space, cupboard housing hot water storage tank.

Bedroom One 4.04m x 2.76m (13'4" x 9'1")

Double panel radiator, double glazed window to front aspect, fitted wardrobe units with hanging rail and shelf within.

En-Suite 1.71m x 1.59m (5'7" x 5'2")

Low level dual flush WC, pedestal wash hand basin, fully tiled shower enclosure with mains fed shower within, double glazed obscure window to side aspect, tile effect flooring, double panel radiator, downlights and extractor fan.

Bedroom Two 3.7m x 2.44m (12'1" x 8'0")

Double glazed window to front aspect and double panel radiator.

Bedroom Three 3.38m x 3.03m (11'1" x 9'11")

Double glazed window to rear aspect and double panel radiator. Also there are fitted wardrobes for plentiful storage and hanging.

Bedroom Four 2.21m x 2.7m (7'4" x 8'11")

Double glazed windows to rear and left aspects, double panel radiator.

Bathroom 2.59m x 2.57m (8'6" x 8'5")

Low level dual flush WC, pedestal wash hand basin, panel bath, fully tiled shower enclosure with mains fed shower within, tile effect flooring, double panel radiator, double glazed obscure window to rear aspect.



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Gardens & Grounds

The property features a pathway leading from Bacopa Drive to the front entrance door, flanked by lawned areas either side. A double garage located to the rear of the property provides off road parking. The rear garden features lawned and patio areas as well as an external water supply, and a rear gate leading to the garage.

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

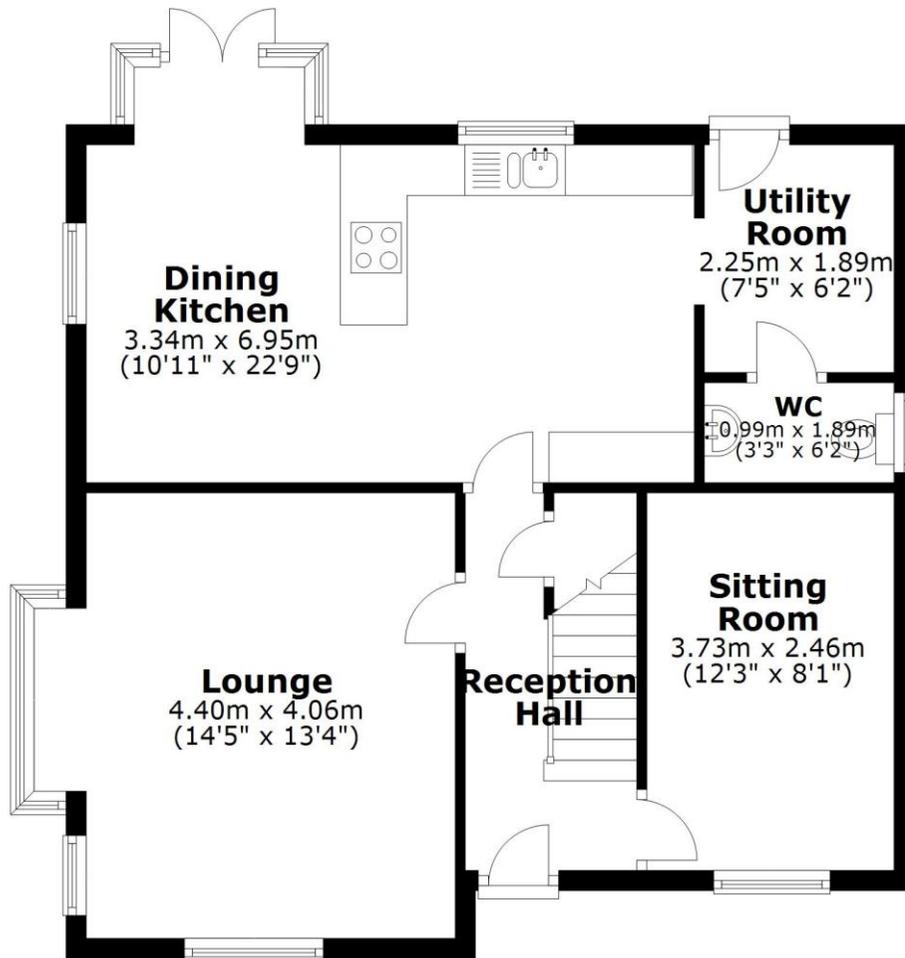
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





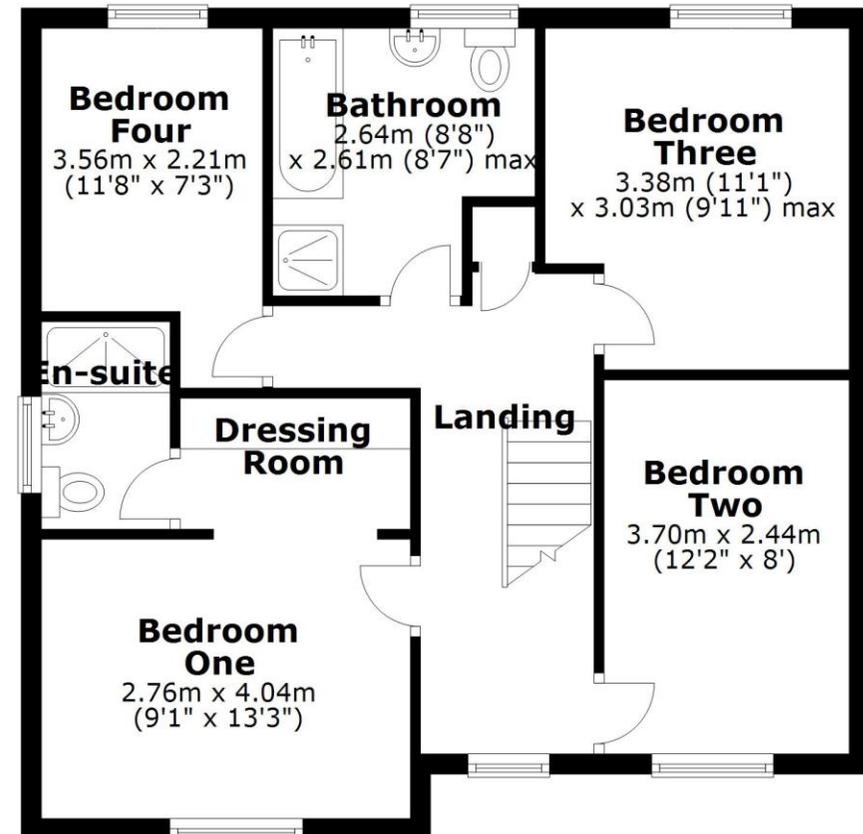
Ground Floor

Approx. 62.1 sq. metres (668.8 sq. feet)

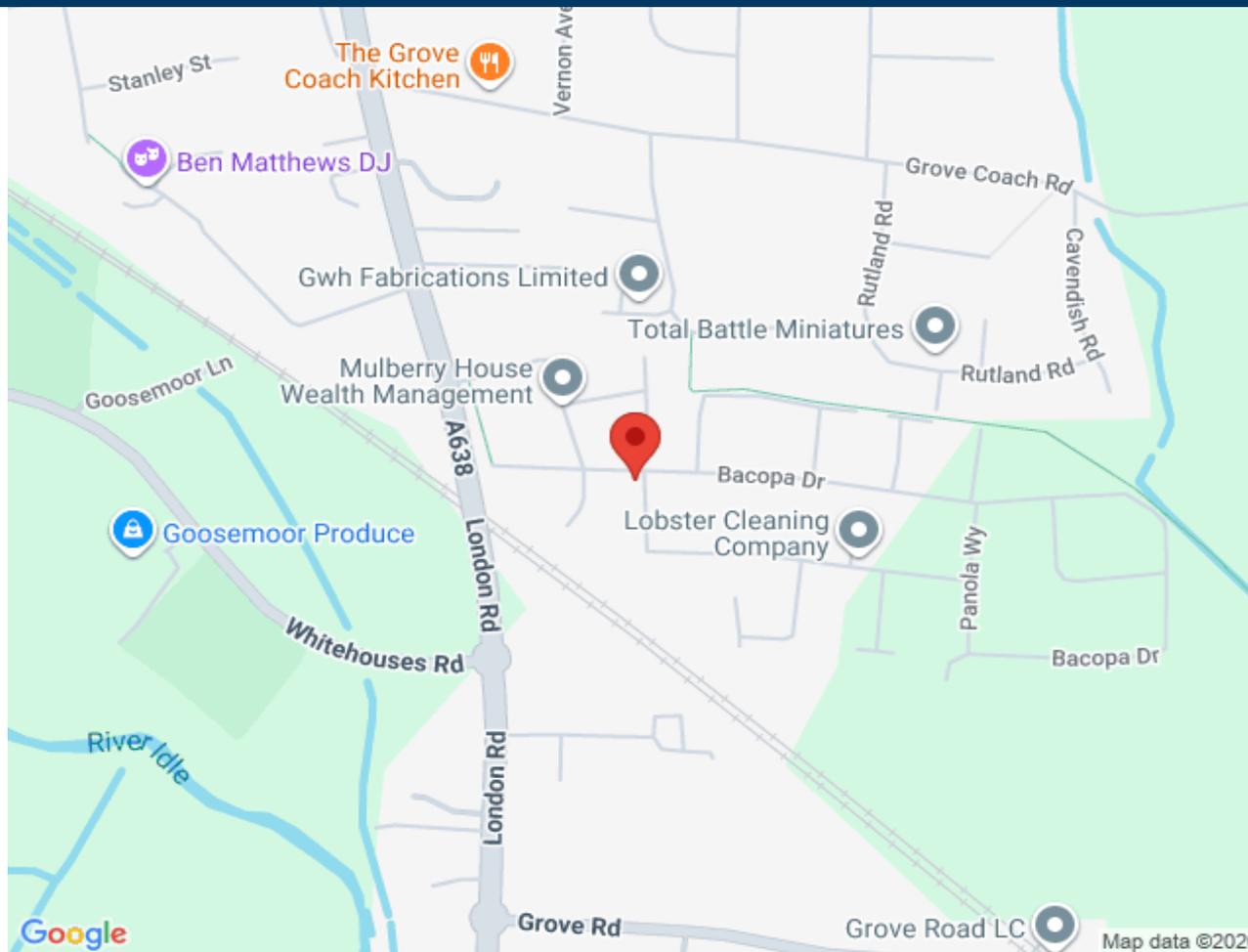


First Floor

Approx. 61.1 sq. metres (657.2 sq. feet)



Total area: approx. 123.2 sq. metres (1326.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

