

BURGIN ATKINSON

& C O M P A N Y



21 Gala Way

, Retford, DN22 7SX

£230,000



BEAUTIFULLY PRESENTED 3 BED END TOWNHOUSE - EN-SUITE TO MAIN BEDROOM - SPACIOUS KITCHEN DINER - LANDSCAPED REAR GARDEN - PARTITIONED GARAGE WITH SALON ROOM - DRIVEWAY PROVIDING OFF STREET PARKING - IDEAL LOCATION - COUNCIL TAX BAND : A



Description

Step inside this beautifully presented home via the welcoming entrance hall, which leads through to a bright and spacious living room. A large front-facing window fills the space with an abundance of natural light, creating a warm and inviting atmosphere.

The stylish, modern kitchen/diner has been thoughtfully designed and features a range of complementary wall and base units, elegant marble-effect worktops, and an integrated oven with hob and extractor hood above. Adjacent to the kitchen, the practical utility area provides space for a washer and dryer, while a convenient cloakroom with WC and wash hand basin completes the ground floor accommodation.

The first floor offers two generously sized double bedrooms alongside the contemporary family bathroom, fitted with a bath and overhead shower, wash hand basin, and WC. Occupying the entire second floor, the impressive principal bedroom provides a peaceful retreat, benefitting from fitted wardrobes, a Velux window that allows natural light to flood the room, and a private en-suite shower room.

Externally, the property continues to impress with its beautifully landscaped and fully enclosed rear garden. Designed for low-maintenance living, the garden is predominantly laid with artificial lawn and complemented by an attractive Indian stone patio, ideal for outdoor dining and entertaining, as well as a second seating area positioned at the rear of the garden.

A standout feature of the property is the detached garage, which has been partially converted to create a versatile home salon complete with water, power, and air conditioning, offering excellent potential for those working from home or seeking additional flexible space. The driveway provides off-road parking for two vehicles, while a further parking space is located to the side of the property. A neat, pebbled front garden enhances the home's kerb appeal, completing this fantastic family home.

Please give us a call today to book your viewing!

Location

This well presented property is positioned on Gala Way, Retford. Retford Town boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 Motorway is also just a 10 minutes drive away. The property is also within close proximity to primary schools and secondary schools.

Living Room 18'7" x 10'8" (5.68 x 3.27)

Kitchen Diner 12'6" x 15'1" (3.83 x 4.62)

Utility Room 8'7" x 4'5" (2.64 x 1.36)

W/C 4'9" x 3'11" (1.47 x 1.20)

Bedroom One 12'6" x 15'4" (3.83 x 4.68)

En-Suite 6'5" x 8'7" (1.98 x 2.62)

Bedroom Two 12'3" x 8'7" (3.74 x 2.63)

Bedroom Three 10'8" x 8'6" (3.26 x 2.60)

Bathroom 9'6" x 6'3" (2.92 x 1.92)

Garage 8'9" x 8'9" (2.68 x 2.69)

Salon/Office 7'5" x 8'2" (2.28 x 2.49)

General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

Services: Mains water, electricity and drainage are connected along with a gas fired 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.

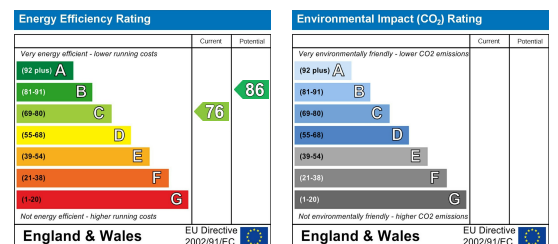
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.