BURGIN ATKINSON
& COMPANY

4 Five Fields Close

, Retford, DN22 7JZ

Offers In The Region Of £250,000

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2 BED DETACHED BUNGALOW - LOCACATED IN A SOUGHT AFTER, QUIET RESIDENTAIL AREA - IN NEED OF MODERNISATION - 2 RECEPTION ROOMS - ENCLOSED REAR GARDEN - OFF STREET PARKING + SINGLE INTEGRAL GARAGE - COUNCIL TAX BAND : C - EPC RATING - D

Description

Situated in the highly sought-after Five Fields Close in Retford, this spacious two bedroom detached bungalow offers versatile living accommodation in a prime residential setting. Ideally positioned close to an excellent range of local amenities, the property enjoys easy access to shops, bars, restaurants, recreational facilities, open countryside, and well-regarded primary and secondary schools. Bracken Lane Primary Academy, recently rated 'Good' by Ofsted, is just a short two-minute drive away.

Upon entering the property, you are welcomed by a bright and inviting entrance hall leading through to the generously proportioned living room. A charming half bay window fills the space with natural light, while an attractive electric fireplace creates a warm and comfortable focal point. The well-appointed kitchen provides ample storage and workspace, complemented by a separate utility room for added practicality.

To the rear, the extended dining room creates an excellent entertaining and family space, benefiting from an abundance of natural light and double patio doors opening directly onto the garden. The principal bedroom features built-in wardrobes and additional storage, while the second bedroom has been thoughtfully extended to provide a larger living area, with the flexibility to be reconfigured into two separate bedrooms if desired.

Externally, the property continues to impress with a low-maintenance rear garden, predominantly paved with attractive weathered stone slabs, creating the perfect setting for outdoor dining and entertaining. Mature planted borders add colour and greenery throughout the space. To the front, a substantial block-paved driveway provides off-road parking for two vehicles and access to the garage, while a neatly maintained lawn and hedge frontage enhance the property's kerb appeal.

Living Room 12'0" x 16'6" (3.66 x 5.04)

Kitchen 9'0" x 13'11" (2.75 x 4.25)

Dining Room 11'7" x 8'11" (3.55 x 2.74)

Bedroom One 12'1" x 9'11" (3.69 x 3.03)

Dressing Area 8'10" x 11'8" (2.71 x 3.56)

Bedroom Two 9'2" x 11'6" (2.81 x 3.52)

Bathroom 5'9" x 8'1" (1.76 x 2.47)

Garage 16'5" x 8'1" (5.02 x 2.47)

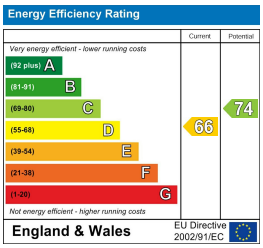
General Remarks & Stipulations

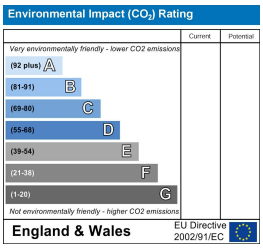
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.
Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. 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





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