



Brixworth Way,

, Retford, DN22 6TT

Offers over £260,000



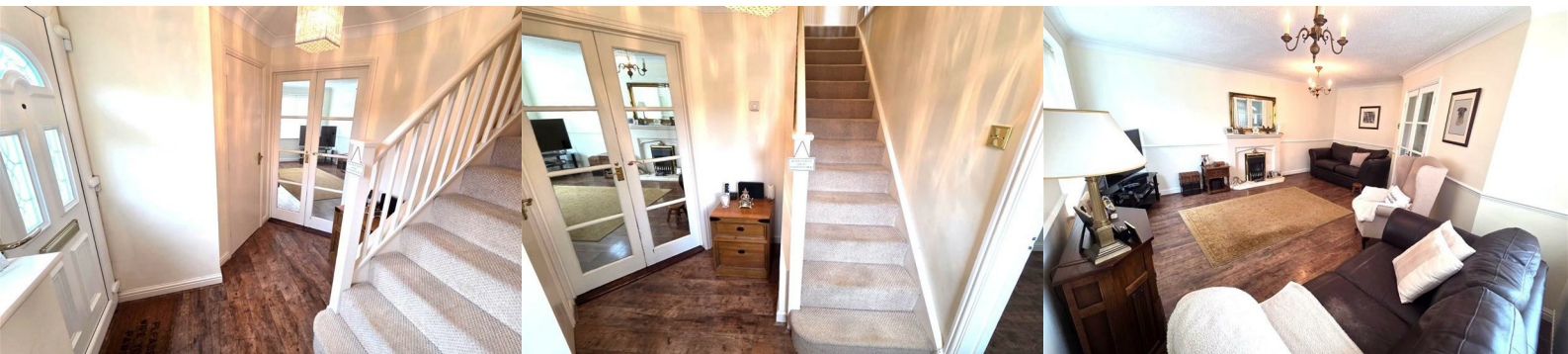
Welcome to this charming detached house located in the cul de sac of Brixworth Way in the delightful town of Retford, Nottinghamshire. This property offers a perfect blend of comfort and space, making it an ideal family home.

As you enter, you are greeted by two inviting reception rooms, providing ample of space which can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant play area for children.

The house boasts four well-proportioned bedrooms, a well-appointed bathroom, designed for both functionality and comfort.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The surrounding area is known for its community spirit and accessibility, providing a wonderful environment for both relaxation and recreation.

In summary, this detached house on Brixworth Way presents a fantastic opportunity for those seeking a spacious and welcoming home in Retford. With its generous living spaces and prime location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.



Description

A spacious four bedroom, two reception rooms, detached family home located in a quiet cul de sac on Brixworth Way. The property is walking distance to the town centre and local amenities. The property briefly comprises of an entrance hall, lounge, dining room, kitchen and ground floor cloak room. To the first floor there are three double bedrooms a single bedroom and a generous size bathroom. Outside there is a garage, rear garden with hard standing for a car and to the front there is an open plan lawn.

Hallway

Entering through the front door into the hallway with Oak laminate flooring spindle stair case to the first floor, central heating wall mounted thermostat and access to the ground floor rooms.

Lounge 17'2" x 15'5" (5.24m x 4.72m)

Entering through wooden French doors in to the bright lounge with dual aspect windows with blinds, laminate flooring and a centre feature of a gas fire as secondary heating with a stone surround. Two ceiling lights and coving.

Dining Room 11'3" x 7'10" (3.45m x 2.39m)

The dining room is front facing with wooden shutters, laminate flooring and access through to the kitchen.

Kitchen 14'7" x 7'2" (4.46m x 2.19m)

The kitchen comprises of wood effect wall and base units, stainless steel sink, space for a cooker and washing machine, part tiled walls and lino flooring. The central heating boiler is wall mounted in the kitchen. Under stairs storage cupboard and access to the rear garden through the side door.

Stairs & Landing

With carpet stairwell leading to the first floor with radiator, window and loft access.

Bedroom One 14'3" x 8'6" (4.35m x 2.60m)

A double bedroom with carpet and radiator and a centre ceiling light.

Bedroom Two 11'5" x 8'8" (3.49m x 2.65m)

A double bedroom front facing with carpet, radiator and ceiling light.

Bedroom Three 11'2" x 6'8" (3.42m x 2.05m)

A double bedroom with homage Oak flooring, coving, radiator and ceiling light.

Bedroom Four 8'11" x 8'0" (2.73m x 2.46m)

A front facing single bedroom currently used as an office.

Bathroom 8'4" x 6'6" (2.55m x 2.00m)

A generous size bathroom comprising of; bath with rain shower over, wc and hand basin, sparkling tiled floor with under floor heating and tiled walls.

Outside

To the front of the property there is an open plan lawn, side gated access into the rear garden with lawn and shrubs, hard standing for an additional car, driveway leading to the garage.

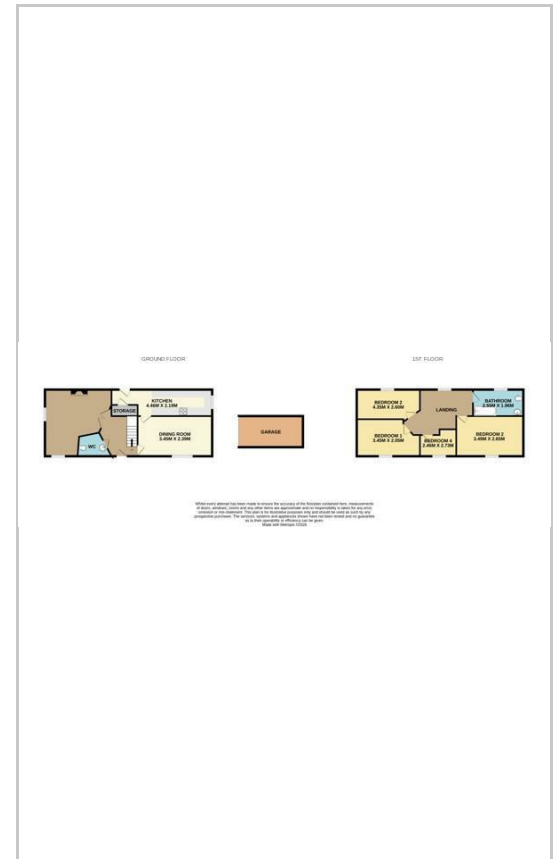
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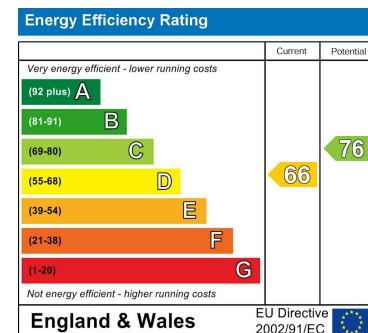
Area Map



Floor Plans



Energy Efficiency Graph



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