



114 BIGSBY ROAD, RETFORD  
£300,000

**BROWN & CO**

## 114 BIGSBY ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 6SF

### DESCRIPTION

A bright detached family home in highly regarded edge of town location and set amidst generous mature gardens.

The property offers four bedrooms although two bedrooms are presently interlinked by an archway and this is capable of subdivision again with relative ease.

The property has been enhanced in recent times to include an open plan living dining kitchen with direct garden access making it ideal for alfresco entertaining and an en suite has been added.

The property is designed for modern family life with an excellent light and airy lounge which opens directly to a rear conservatory. The ground floor accommodation also includes a study and utility room together with fine reception hall and cloakroom with wc.

The bedrooms radiate around the galleried landing which features a contemporary glazed balustrade. The house bathroom is well appointed and there is a separate wc too.

Externally there is a good gated driveway with hard standing for parking and this terminates at the attached single garage with adjacent carport. The house sits approximately centrally within its plot with mature gardens to front and rear.

### LOCATION

The property enjoys frontage to Bigsby Road, an established and highly regarded residential area. Edge of urban countryside is on hand together with the Chesterfield Canal meaning there are excellent countryside walks nearby. However, town centre amenities are also within comfortable reach.

Retford has excellent transport links with the A1M lying to the west from the wider motorway network is available. There is a direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel is convenient via international airport, Doncaster Sheffield. Leisure amenities and educational facilities (both state and independent) are well catered for.

### DIRECTIONS

Leaving Retford town centre market square via Grove Street, turn left at the traffic lights onto Arlington Way. Proceed over the next lights and at the T-junction turn right proceeding up Moorgate hill. At the summit turn left into Tilt Lane and first right onto Bigsby Road, sweeping around towards the end where 114 is on the right.

### ACCOMMODATION

**RECEPTION HALL** with contemporary staircase to first floor having glazed balustrade to galleried landing over. Coving, good understairs storage cupboard, radiator.

**CLOAKROOM** low suite wc, vanity wash hand basin, tiling to half height to compliment, tiled flooring, radiator.

**LOUNGE 19'10" x 13'0" (6.05m x 3.95m)** a bright room with large picture window to front, contemporary oak fireplace with marble inset and hearth, floor level blown air radiator, coving, radiators and patio doors to:-



**CONSERVATORY 12'0" x 10'4" (3.66m x 3.16m)** of brick base with UPVc double glazed upper levels, engineered oak flooring, double doors to patio terrace and rear garden.



**LIVING DINING KITCHEN 19'1" x 13'1" (5.82m x 3.99m)** open plan design featuring a range of contemporary maple style units to wall and floor level, base cupboards surmounted by granite effect working surfaces, wall cupboards being corniced with pelmets. Appliances include oven/grill, microwave, induction hob with flyover extractor. Inlaid sink unit, attractive tiled splashbacks, coving, downlighters. A Peninsular divide separates the living/dining area with matching tiled flooring and hosting patio doors opening to rear garden. Radiator.



**STUDY 9'0" x 8'4" (2.73m x 2.55m)** a versatile additional space with side window, radiator.

**UTILITY ROOM 7'10" x 5'2" (2.38m x 1.56m)** with sink unit, base cupboards, working surface having appliance recesses below including plumbing for washing machine. Worcester gas fired central heating boiler, tiled flooring.

## FIRST FLOOR

**GALLERIED LANDING** with contemporary glazed balustrade overlooking stairwell, good access hatch to roof void, useful linen cupboard, radiator.

**MASTER BEDROOM ONE 10'0" to 13'0" x 10'0" (3.05m to 3.95 x 3.05m)** front aspect window, radiator and off to:-



**EN SUITE SHOWER ROOM** luxuriously appointed with square shower cubicle hosting electric shower, contemporary vanity basin with storage beneath, low suite wc. Tiled in natural tones to compliment, electric towel warmer.

**BEDROOM TWO 16'0" x 9'10" (4.89m x 3.01m)** rear aspect window, coving, radiator.

**BEDROOM THREE 16'4" x 9'10" (4.97m x 3.01m)** formally two rooms and easily reverted back to two separate bedrooms. Inner archway, windows to rear elevation, separate entrance doors, in built wardrobe, radiators.

**HOUSE BATHROOM** well appointed with suite of panelled bath, vanity wash basin with range of storage cupboards. Square showering enclosure. Tiled to coordinate, complimenting flooring, radiator.



**SEPARATE WC** with low suite wc, half tiled.

## OUTSIDE

The property occupies an enviable and generous plot situated towards the end of Bigsby Road. There are good garden areas to front and rear.

A gated tarmac drive sweeps off Bigsby Road terminating in the attached brick built **Garage 17'9" x 9'0" (5.40m x 2.75m)** with up and over door and personal door, light and power, to the side of this is a **Carport**.

The front garden is formed with an expanse of lawn behind mature hedge with perimeter shrubbery, mature silver birch tree.

The rear garden has a block paved terrace patio around the rear elevation directly accessible from the living dining kitchen and conservatory.

Extending beyond is an expanse of lawned garden with well stocked perimeter shrubberies and inset shrub border. There are a variety of specimen trees and plants and within one corner nestles timber garden store. Gated paths to either side return to the front. The property has an intruder alarm system.

## 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 D.

Services: Please note we have not tested the services or any of the equipment 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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

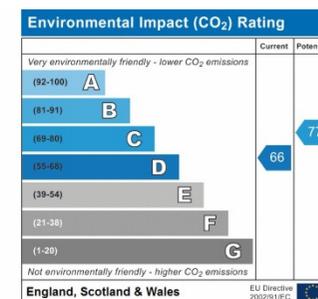
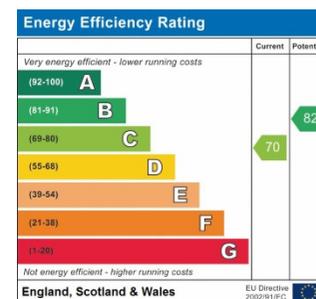
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

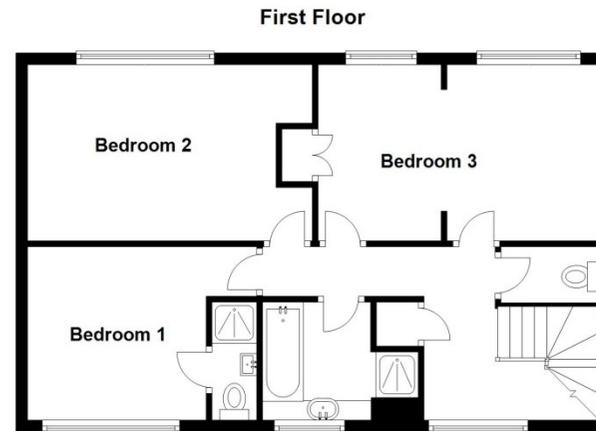
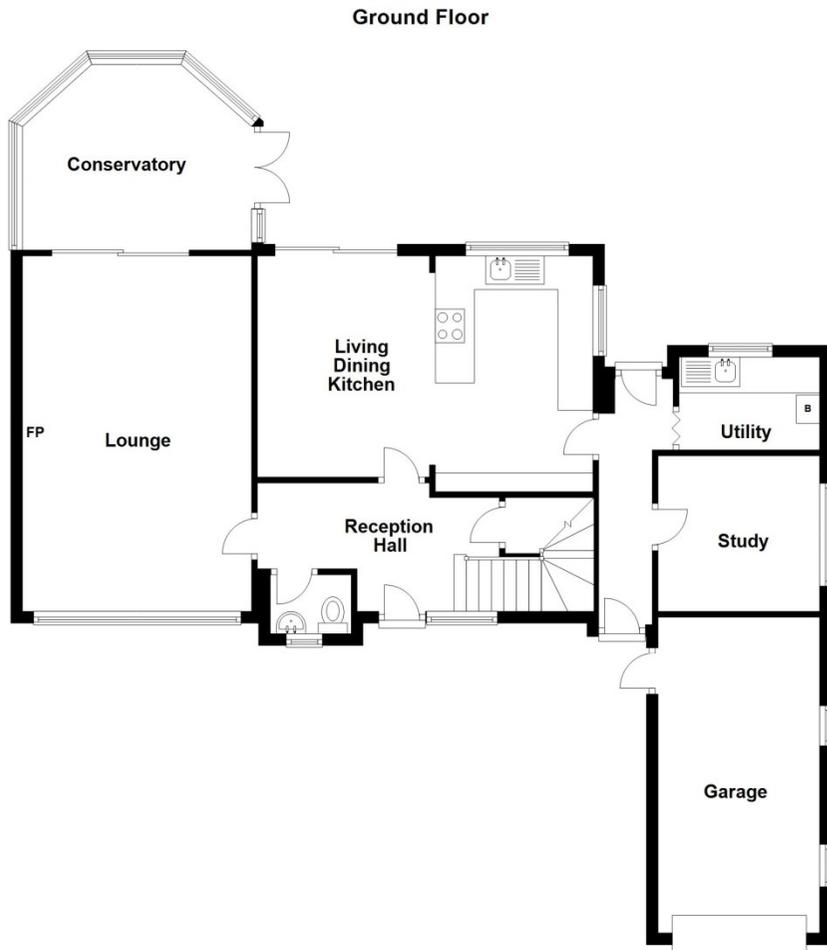
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in March 2020.





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