



20 BRIKWORTH WAY, RETFORD

£220,000



20 BRIKWORTH WAY, RETFORD, NOTTINGHAMSHIRE, DN22 6TT

DESCRIPTION

Beautifully presented with an upgraded specification this property nestles on the edge of town adjoining the Chesterfield canal to the rear and offering southerly views over rolling countryside.

The property has been much improved by the present vendors to include an enclosed front porch, attractively refitted and appointed contemporary kitchen, quality flooring to principal ground floor rooms, en suite showering pod and a luxurious bathroom.

An archway has been formed between bedroom one and four to create a dressing room; the fourth bedroom is capable of separation again with minor work only.

The property has a part shared driveway and attached garage with covered side passageway. The garden to the rear is ideal for sitting out and enjoying the outdoor life.

Equipped with woodgrain effect upvc double glazing and gas fired central heating.

LOCATION

The property is nestled upon this popular development towards the eastern periphery of the town. There are excellent rearward views over the Chesterfield canal and edge of town countryside beyond. Town centre amenities are a short car journey away and there are many walks within the area including the canal tow path. Retford itself offers a full range of facilities, it is ideally located for the area's excellent transport links by road, rail and air. The A1M lies to the west from which the wider motorway network is available. The town has a direct rail service into London's Kings Cross (often sub 1 hour 30 minutes), air travel is catered for by Doncaster Sheffield and Nottingham East Midlands International Airports. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leave Retford town centre market square via Grove Street turning left at the lights onto Arlington Way. At the second lights (T-junction) turn right signposted Gainsborough, proceeding east on Moorgate which becomes Welham Road. After cresting the hill, take the second right into Welham Grove and first left into Brixworth Way. Follow the road round and the property will be found on the right hand side.

ACCOMMODATION

ENTRANCE PORCH nicely enclosed with underdrawn ceiling, downlighter, tiled flooring, feature internal window and complementing door to

ENTRANCE HALL inner archway, staircase to first floor, attractive Amtico flooring, radiator and double doors opening to

LOUNGE 13'10" x 12'3" (4.23m x 3.72m) maximum dimensions, front aspect window, coving, Amtico flooring, radiator, arched walkway with understairs storage cupboard to



DINING ROOM 11'4 x 8'9" (3.47m x 2.68m) an attractive area with double doors opening onto patio and rear garden, Amtico flooring, radiator.



KITCHEN 14'8" x 8'3" (4.47m x 2.50m) luxuriously appointed and recently refitted with contemporary two tone units with integral swingout corner cupboard shelving and soft closing doors, base cupboards surmounted by attractive working surfaces and eye level cabinets being underlit, complementing upstand, with Lamona 1.5 sink unit. (Rangemaster Professional five burner cooking range available by separate negotiation), glazed splashback and contemporary extractor hood. Integrated fridge, radiator.



UTILITY ROOM 8'3" x 6'10" (2.50m x 2.08m) with complementing range of wall cupboards and working surfaces, plumbing for washing machine & dishwasher, gas fired central heating boiler, side external door, radiator.

CLOAKROOM with attractive white suite low suite wc, vanity washand basin with base cabinet, tiled in contrasting natural tones, integrated mirrored back shelving, radiator.

FIRST FLOOR

LANDING with closed balustrade galleried around stairwell, access hatch to roof void, radiator.

BEDROOM ONE 17'2" to 14'0" x 8'10" (5.23m to 4.27m x 2.69m) generous with front aspect window, wooden flooring, radiator and open archway to



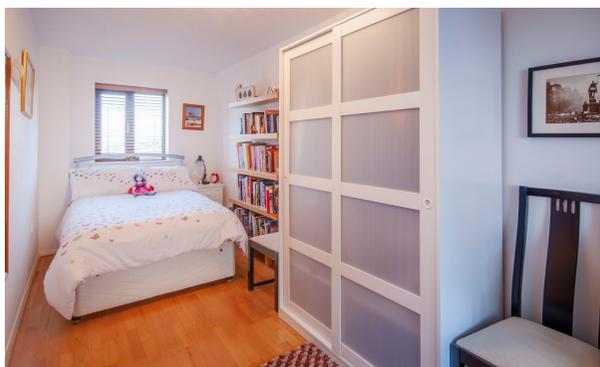
DRESSING ROOM / BEDROOM FOUR 11'0" x 6'4" (3.35m x 1.95m) utilised as a dressing room but capable of sub division back to the original fourth bedroom. Complementing wooden flooring, radiator.



BEDROOM TWO 14'9" to 11'6" x 9'6" (4.49m to 3.50m x 2.90m) ideal guest bedroom or even master. Rear aspect window overlooking Chesterfield canal and edge of town countryside beyond. En suite showering pod and vanity washand basin with base storage cupboards and drawers. Wooden flooring, radiator.



BEDROOM THREE 20'8" x 8'3" to 6'10" (6.30m x 2.50m to 2.08m) dual aspect including fine aforementioned rearward views. Eaves storage, wood flooring, radiator.



HOUSE BATHROOM attractively appointed and refitted with contemporary double ended bath, range of vanity units hosting basin and concealing cistern to wc. Quadrant showering enclosure with Aqualisa shower, with marbled style mermaid boarding, contemporary underdrawn ceiling with downlighters and tiled walls to coordinate. Chrome towel warmer.



OUTSIDE

To the front of the property is an open planned lawned garden with inset trees and shrubs. A shared driveway leads off Brixworth Way.

To the front of the property facilitates parking and also giving access to the integral single garage 16'8" x 8'3" (5.07m x 2.50m) with up and over door. Light. Power. A covered side passageway provides external access to the rear garden.



Without doubt particular features of the property are its location and rear garden. The rear garden offers a patio terrace spanning the rear elevation with lawned garden and decked sitting area. Perimeter flower boarder. Situated beyond is the Chesterfield canal and edge of town rolling countryside. The property benefits from external lighting and external water supply.

GENERAL REMARKS and 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.

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.

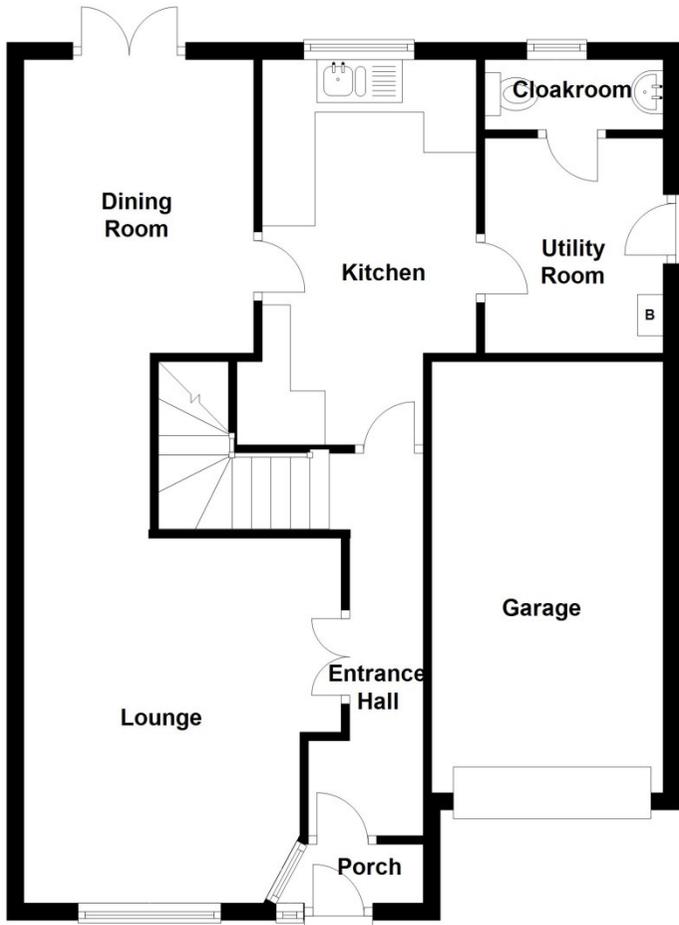
These particulars were prepared in July 2017 .

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

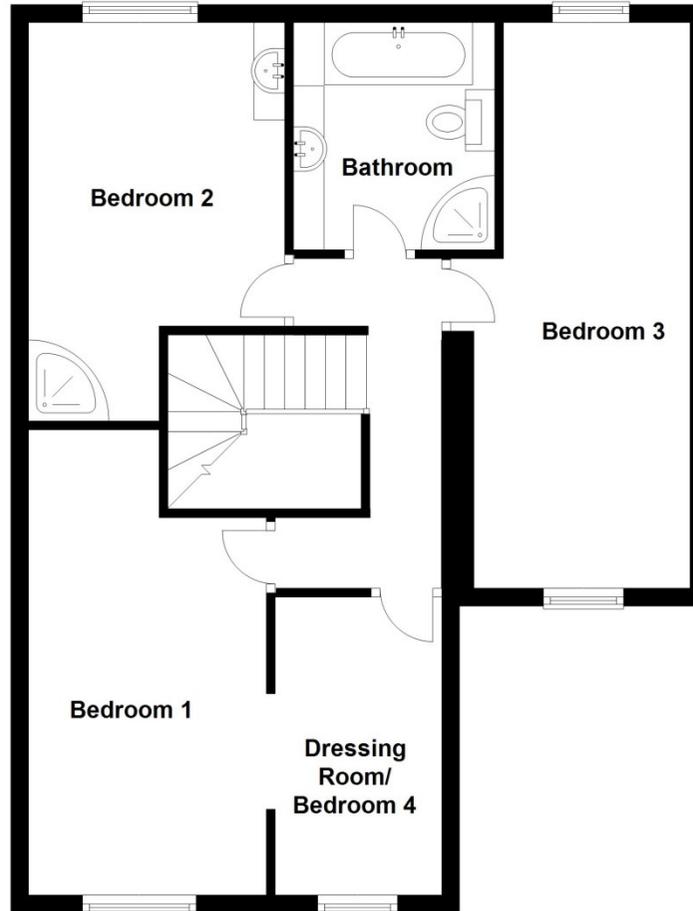
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			83
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



IMPORTANT NOTICES

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