



Bacopa Drive, Retford DN22 7ZW

welcome to

Bacopa Drive, Retford

A beautifully appointed FOUR DOUBLE BEDROOM detached home which has been finished to an exacting standard throughout. Positioned on a MUCH REGARDED DEVELOPMENT in the SOUGHT AFTER London Road area of Retford.



Entrance Hall

A double glazed door leads to the entrance hall with a central heating radiator, stairs leading to the first floor and understairs storage.

Lounge

Double glazed window to front elevation, Central heating radiator and a television point.

Family Room

Double glazed bay window to front and a double glazed window to the side, television and telephone point, central heating radiator

Dining Kitchen

The kitchen area is fitted with a range of wall and base units with wood effect work surfaces and a sink and drainer. Integrated five ring gas hob with extractor hood above and a double oven plus an integrated fridge freezer and integrated dishwasher. Double glazed window to rear and side elevation plus doors leading to the rear garden. Two central heating radiators, complementary flooring and spotlights.

Utility

Wall and base units continuing from the kitchen with matching work surface above. Space for a dryer and an integrated washing machine.

First Floor Landing

Double glazed window to front elevation, central heating radiator, cupboard housing hot water cylinder and loft access.

Master Bedroom

A double glazed window to front, fitted wardrobe and a central heating radiator..

En Suite

Fitted with a fully tiled shower cubicle, wash hand basin and a w.c. Tiled flooring and splashbacks, central heating radiator and spotlights.

Bedroom Two

Double glazed window to front elevation and a central heating radiator.

Bedroom Three

Double glazed window to the rear elevation and a central heating radiator. Fitted wardrobes.

Bedroom Four

Double glazed window to side and rear elevation and a central heating radiator.

Bathroom

Fitted with a bath, wash hand basin and a w.c. Fully tiled shower and tiled flooring, central heating radiator and a double glazed window to the rear.

Exterior

To the front of the property is an open lawned garden with a garden path and planted borders. To the rear is a lawned garden with a patio.

Garage And Parking

A double width driveway to the rear access the double garage with two up and over doors.

Agent Note

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of

carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Bacopa Drive, Retford

- Beautifully presented four bedroom detached home
- Contemporary kitchen diner, utility and ground floor cloak room
- Two spacious reception rooms
- Master bedroom with en suite and dressing area
- Three further double bedrooms, family bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: E

Awaiting Photograph

£390,000



view this property online [williamhbrown.co.uk/Property/RFD110703](https://www.williamhbrown.co.uk/Property/RFD110703)

Please note the marker reflects the postcode not the actual property



Property Ref:
RFD110703 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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