



Town Street
Sutton, Retford

£450,000

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Immaculate THREE DOUBLE BEDROOM Detached New Build Bungalow Measuring Approx. 121 Sq M.

Property Overview

- ****NO UPWARD CHAIN****
- Extensive Open Plan Living Space Featuring Vaulted Ceilings & Modern Media Wall
- Sizeable Master Bedroom & Well Appointed Master En Suite
- Accommodating Driveway Equipped with an Electric Car Charging Point
- Freshly Turfed, South Easterly Garden & Patio Area
- Located in the Ever Popular Village of Sutton
- Close Proximity to Retford's Wealth of Everyday Amenities, Recreational Facilities, Restaurants, Bars & Schools for All Age Groups
- Council Tax Band: TBC EPC Rating: C

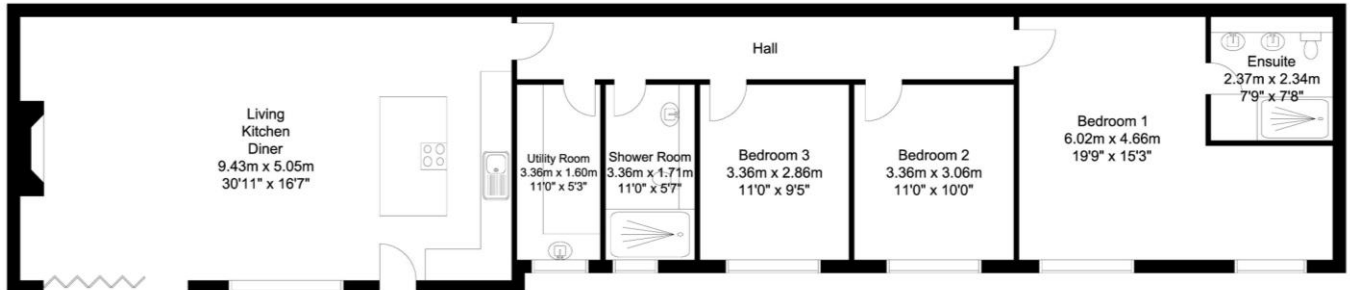


An exclusive opportunity to acquire an immaculate THREE DOUBLE BEDROOM detached bungalow, featuring contemporary kitchen and bathroom suites, and underfloor heating throughout. Undeniably the heart of the home, is the extensive, open plan living space, boasting reputable integrated kitchen appliances, high vaulted ceilings and a modern media wall, with easy access to a utility room enjoying ample storage space. The hallway seamlessly flows into a sizeable master bedroom complete with a well appointed master en suite, two further double bedrooms, and a family shower room. Outside sees an accommodating driveway, catering for several vehicles and equipped with an electric car charging point, alongside a freshly turfed, south easterly garden and patio area. Set back from the roadside in the ever popular village of Sutton, well regarded for its balance between practicality for commuting and rural tranquility, the new build enjoys close proximity to a lively village pub and the historic market town of Retford, hosting a wealth of everyday amenities, recreational facilities, restaurants and bars, alongside excellent road and rail links. Sutton-Cum-Lound C of E Primary School, having most recently achieved a good Ofsted rating, is just a brief walk away. Early viewing is considered essential to fully appreciate the quality workmanship and charming surroundings being offered for sale.

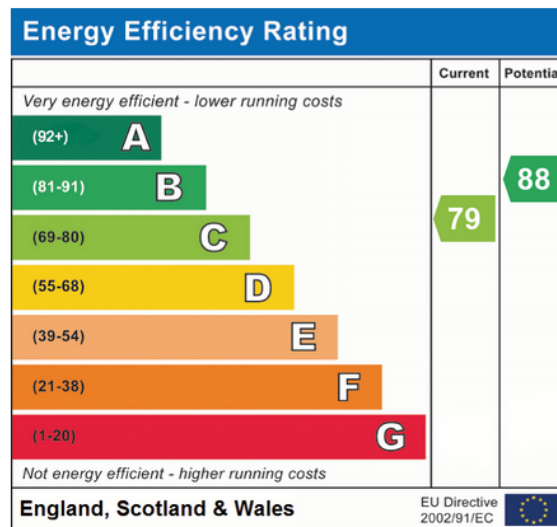
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



121 sq m/1302.43 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2025



Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



Property & Estates Consulting
11 Grove Street, Retford, DN22 6JP



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.