



Adrians Walk
Retford

£320,000

Adrians Walk Retford

Sizeable FOUR BEDROOM Detached Family Home

Property Overview

- TWO RECEPTION ROOMS
- Master Bedroom Complete with Contemporary En Suite
- Solar Panels Significantly Reduce Running Costs
- Private Driveway & Single Garage Catering for Several Vehicles



We are thrilled to welcome this sizeable FOUR BEDROOM detached family home to the market, boasting ample storage both inside and out. Measuring approximately 138 sq m. and set over two storeys, the family orientated living accommodation briefly comprises of a welcoming entrance hall, cosy lounge, kitchen diner, utility room, further versatile reception room currently utilised as a sitting room, ground floor WC, master bedroom complete with contemporary en suite, three further bedrooms, and a family bathroom. Solar panels to the roof significantly reduce running costs. Outside, the frontage sees a private driveway and single garage which cater for several vehicles, whilst a fully enclosed, laid to lawn rear garden, patio area and fishpond reside to the rear. Resting upon the largest plot on a modern development of just 24 properties, the well presented home enjoys a wealth of everyday conveniences, leisure facilities, bars, boutiques, and primary and secondary schools in its locality. Both Bracken Lane Primary Academy and Retford Oaks Academy, having most recently achieved good Ofsted ratings, are just a short drive away. Early viewing is considered essential to fully appreciate the space and prime town setting being offered for sale.

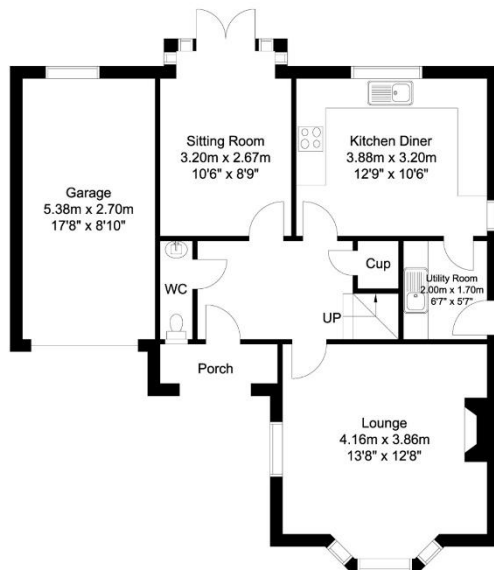
- Fully Enclosed Laid to Lawn Rear Garden, Patio Area & Fishpond
- Resting Upon a Modern Development of Just 24 Homes in Retford
- Close Proximity to Everyday Conveniences, Leisure Facilities, Bars, Boutiques & Schools for All Age Groups
- Council Tax Band: D EPC Rating: B



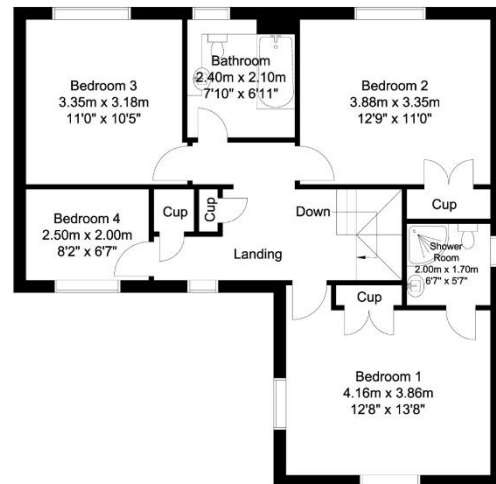
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



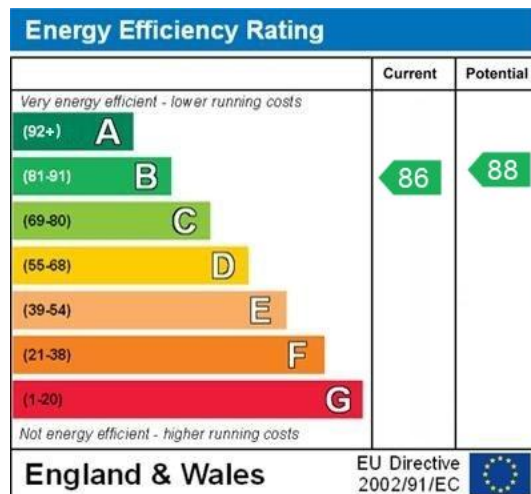
Ground Floor
71 sq m/764.23 sq ft
Approx.



First Floor
67 sq m/721.18 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



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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.