



**Snowden Drive  
Retford**

**Offers in the Region of £485,000**

# Snowden Drive Retford

Capacious SIX BEDROOM Detached Family Home Measuring Approx. 225 Sq M.

## Property Overview

- THREE RECEPTION ROOMS
- Master Bedroom Complete with Dressing Area & En Suite
- Two Bedrooms Enjoyed Shared Access to a Jack & Jill Bathroom
- Integral Double Garage & Private Driveway Catering for Several Vehicles



We are thrilled to welcome this capacious SIX BEDROOM detached family home to the market, resting on a new Harron Homes development of executive style properties. Capturing an abundance of natural light, the ample ground floor living accommodation briefly comprises of a welcoming double height entrance hall, lounge, large light flooded breakfast kitchen with reputable integrated appliances, additional versatile reception room which could be utilised as a separate dining room, playroom or snug, utility room and a handy ground floor WC. An impressive, all around balcony landing provides access to the master suite complete with dressing area and en suite, a second and third bedroom enjoying shared access to a Jack & Jill bathroom, three further bedrooms, one currently utilised as a home office, and a well appointed family bathroom. Outside, the frontage sees a private driveway and integral double garage catering for several vehicles, whilst a sunny, southerly aspect laid to lawn space and patio area resides to the rear. Located just off the highly regarded London Road in the Georgian market town of Retford, this conveniently placed property enjoys a wealth of everyday amenities, recreational facilities, boutiques, bars, restaurants, and excellent road and rail links in its locality. Bracken Lane Primary Academy and Thrumpton Lane Academy, both having most recently achieved a good Ofsted rating, are within easy reach on foot. For secondary education, Retford Oaks Academy, also having most recently achieved a good Ofsted rating, is just a short drive away. Early viewing is considered essential to fully appreciate the space and prime town setting being offered for sale.

- Sunny, Southerly Aspect Laid to Lawn Space & Patio Area
- Located on a New Harron Homes Development Just Off London Road
- Easy Access to Retford's Everyday Amenities, Recreational Facilities, Bars, Restaurants, & Schools for All Age Groups
- Council Tax Band: F EPC Rating: B

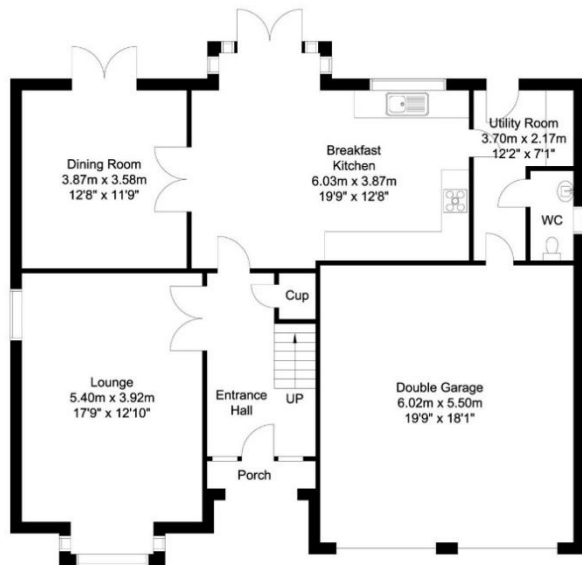




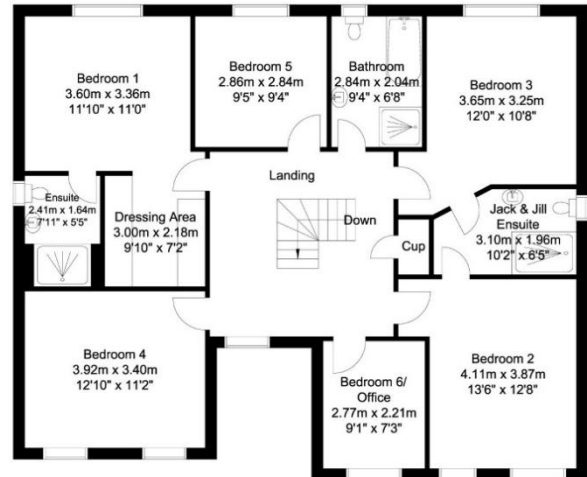
*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*



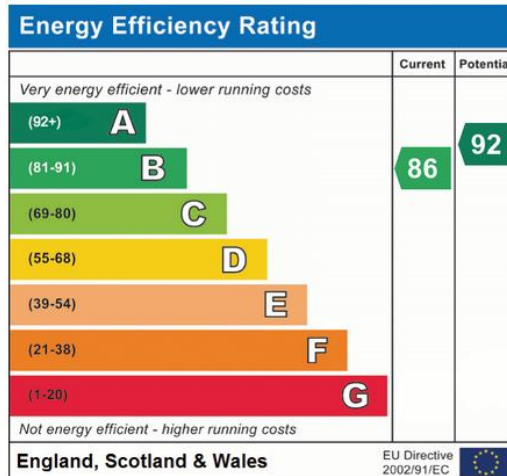
Ground Floor  
116 sq m/1248.61 sq ft  
Approx.



First Floor  
109 sq m/1173.26 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/ Annual Maintenance Charge Amount: Approximately £87.90 Per Annum/ Maintenance Charge Review Period: Annually

## 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

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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.