



Alexander Jacob
estate agents & company



Brindley Grove
Sutton, Retford

Offers in the Region of £545,000

Property & Estates Consulting
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Brindley Grove Sutton, Retford

Executive FOUR DOUBLE BEDROOM Detached Family Home

Property Overview

- Superbly Finished with High Quality Fixtures & Fittings Throughout
- Generous Kitchen Diner & Family Room with Reputable Integrated Appliances
- Two Bedrooms Complete with En Suite Facilities
- Private Driveway Accommodating Several Vehicles & Detached Double Garage



An exclusive opportunity to acquire an executive FOUR DOUBLE BEDROOM detached family home, situated on a modern development of just 12 dwellings in the popular village of Sutton. Superbly finished with high quality fixtures and fittings throughout, the generous living accommodation measuring an impressive 180 sq m. briefly comprises of a welcoming entrance hall, lounge, kitchen diner/ family room boasting reputable integrated appliances, utility room, ground floor WC, master bedroom complete with master en suite, second bedroom benefitting from en suite facilities, two further bedrooms, one currently utilised as a home office, and a well appointed family bathroom. Outside sees a private driveway accommodating up to four vehicles, and giving access to a detached double garage, whilst beautifully maintained lawns and an Easterly aspect patio area reside to the rear. Resting upon a sizeable plot in a highly regarded village setting, ever popular for its balance between practicality for commuting and rural tranquility, Sutton boasts easy access to the historic market town of Retford via the A638, hosting a wealth of everyday amenities, leisure 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 immaculate accommodation and pretty surroundings being offered for sale.

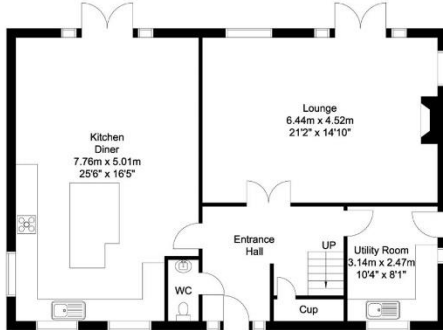
- Beautifully Maintained, Fully Enclosed Rear Garden with Patio Area
- Situated on a Modern Development of Just 12 Dwellings in the Popular Village of Sutton
- Easy Access to Retford's Everyday Amenities, Leisure Facilities, Bars, Restaurants & Schools for All Age Groups
- Council Tax Band: F EPC Rating: B



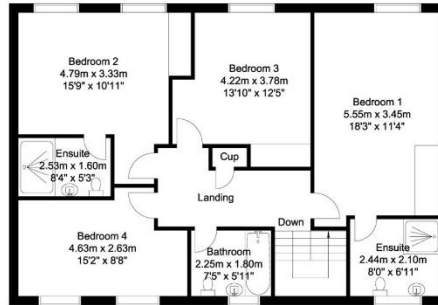
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



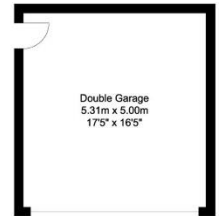
Ground Floor
90 sq m/968.75 sq ft
Approx.



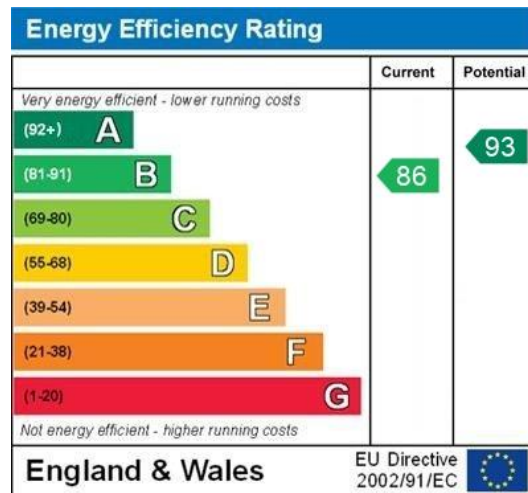
First Floor
90 sq m/968.75 sq ft
Approx.



Outbuilding
27 sq m/290.62 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 @2024



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.