



**Blue Albion Street**  
**Retford**

**Offers in the Region of £310,000**



# Blue Albion Street Retford

Contemporary FOUR BEDROOM Detached Family Home Measuring Approximately 112 Sq M.

## Property Overview

- Enjoying Modern Fixtures & Fittings Throughout
- TWO RECEPTION ROOMS
- Master Bedroom Benefitting from Fitted Wardrobes & En Suite
- Private Driveway Accommodating Two Vehicles & Detached Single Garage



A wonderful opportunity to acquire a contemporary FOUR BEDROOM detached family home, enjoying modern fixtures and fittings throughout. Set over two storeys, the well presented living accommodation briefly comprises a welcoming entrance hall, dining room, lounge, breakfast kitchen, utility room, handy ground floor WC, master bedroom complete with master en suite, three further bedrooms, and a family bathroom. Parking is well catered for on a private driveway accommodating two vehicles, in addition to a detached single garage, whilst a landscaped, southerly aspect garden with manicured lawns and two entertaining areas reside to the rear. Solar panels to the roof significantly reduce running costs. Located on a popular Persimmon Homes development in Ordsall, the conveniently placed property has a large playpark and grassed communal area nearby, and benefits from the wealth of everyday amenities, pubs, bars and leisure facilities the lively Georgian market town of Retford has to offer. Ordsall Primary School, having most recently achieved a good Ofsted rating, is just a short walk away. Early viewing is considered essential to fully appreciate the spacious accommodation and prime town setting being offered for sale.

- Landscaped, Southerly Aspect Rear Garden with Manicured Lawns & Two Entertaining Areas
- Solar Panels to the Roof Significantly Reduce Running Costs
- Located on a Popular Persimmon Homes Development in Ordsall
- Council Tax Band: D EPC Rating: B

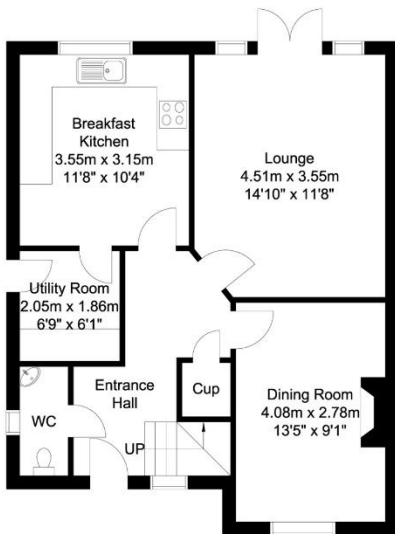




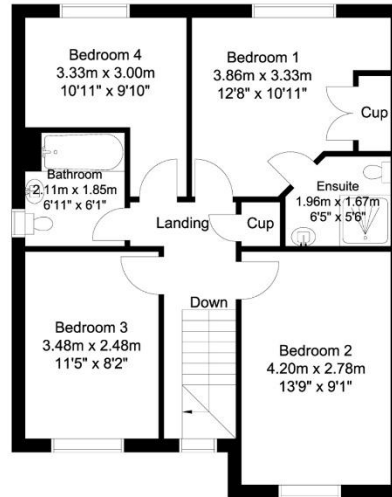
*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to London King's Cross & Edinburgh.*



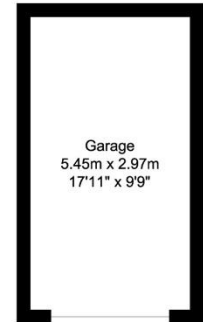
**Ground Floor**  
56 sq m/602.77 sq ft  
Approx.



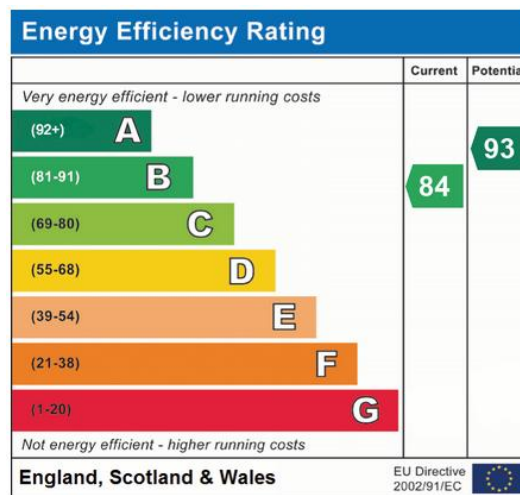
**First Floor**  
56 sq m/602.77 sq ft  
Approx.



**Outbuilding**  
16 sq m/172.22 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!

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**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.