BURGIN ATKINSON
& C O M P A N Y









25 Station Road, Sutton, Retford, DN22 8PZ

A substantial and beautifully presented family home offering spacious and versatile accommodation, complemented by a self-contained annexe. The property features four bedrooms, multiple reception spaces, a generous breakfast kitchen, principal bedroom with balcony and en-suite, and excellent outdoor space including a south-facing landscaped garden with far-reaching countryside views. Further benefits include ample driveway parking, a garage/workshop and convenient access to the surrounding fields and farmland.

- Modern 5 Bed Detached Family home in a Sought After Village Location, One Within Annexe
- Self Contained Annexe with Kitchen, Living/Dining Room, Bedroom & Bathroom
- Additional Downstairs Reception Room/Potential 6th Bedroom
- Open Field Views to the Rear
- En-Suite & Balcony to Principle Bedroom
- Off Street Parking for 4 Vehicles + Workshop/Garage
- Spacious Landscaped Rear Garden
- EPD Rating : D

£500,000



Ground Floor





Floor 1

BURGIN ATKINSON

Approximate total area(1)

2604 ft²
241.9 m²

Balconies and terraces

182 ft²
16.9 m²

Reduced headroom

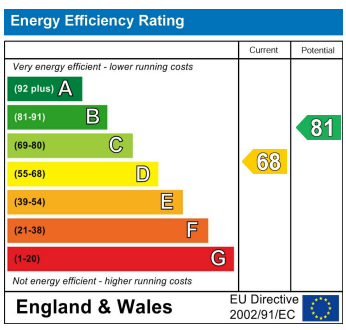
25 ft²
2.3 m²

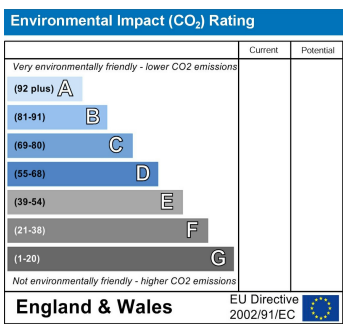
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: info@burginatkinson.co.uk