BURGIN ATKINSON
& C O M P A N Y



11 De Brouwer Close

, Retford, DN22 6HF

Offers In The Region Of £220,000

3 2 1 C

A spacious three-bedroom, three-storey home on De Brouwer Close, offering versatile accommodation including a generous kitchen/diner, dual-aspect lounge, three double bedrooms, en-suite, family bathroom and downstairs W.C. Ideally positioned overlooking attractive green space and within easy reach of Thrumpton Lane Primary School, Retford town centre and the railway station, the property also benefits from a west-facing enclosed garden, off-road parking for 2–3 cars and a garage.







Description

Set over three well-planned floors, this impressive three-bedroom home on De Brouwer Close offers spacious and versatile accommodation, making it an ideal choice for families, professionals or anyone looking for a property that combines generous living space with a convenient location.

The ground floor provides a welcoming entrance into the heart of the home, with a substantial kitchen/diner offering plenty of room for both everyday family life and entertaining. A separate utility room adds valuable practicality, while a downstairs W.C. provides further convenience.

Moving to the first floor, the property opens into a particularly impressive dual-aspect lounge. Filled with natural light from its multiple aspects, this spacious reception room creates a bright and comfortable environment for relaxing or entertaining. Also located on this floor is one of the three double bedrooms, providing excellent flexibility and making it equally suitable as a guest bedroom, study or home office.

The second floor is dedicated to the remaining two double bedrooms. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, creating a comfortable and well-appointed retreat. A separate family bathroom completes this level and serves the remaining accommodation. The second bedroom also has the scope to be split into two bedrooms.

The property enjoys a particularly attractive position within the development, overlooking a pleasant area of council-maintained green space. This open outlook adds to the sense of space and provides an appealing view from the home.

For families, the location is especially convenient, with Thrumpton Lane Primary School just a short walk away. Retford town centre is also easily accessible, providing a wide selection of shops, cafés, restaurants and everyday amenities, while Retford Railway Station is within easy reach and offers excellent connections for commuters.

Outside, the enclosed west-facing rear garden provides a private and versatile outdoor space, perfect for enjoying the afternoon and evening sunshine, entertaining with a summer barbecue or providing a secure area for children to play. Gated access from the rear garden is also available. The property also benefits from off-road parking for two to three vehicles, together with a garage providing useful additional storage or parking.

Offering substantial accommodation across three floors, a private west-facing garden, generous parking and a highly convenient location, this well-positioned home provides an excellent combination of space, practicality and everyday convenience in a popular Retford setting.

Location

Kitchen Diner 23'5" x 8'0" (7.16 x 2.45)

Utility Room 7'1" x 5'7" (2.18 x 1.72)

W/C 3'7" x 5'8" (1.11 x 1.73)

Living Room 17'4" x 16'6" (5.29 x 5.03)

Bedroom Three 9'6" x 14'0" (2.90 x 4.27)

Bedroom One 10'5" x 14'2" (3.18 x 4.32)

En-Suite 6'7" x 3'10" (2.03 x 1.18)

Bedroom Two 17'4" x 8'9" (5.29 x 2.68)

Bathroom 8'2" x 6'7" (2.51 x 2.03)

Garage 17'1" x 9'2" (5.22 x 2.81)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.
Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Parking: Single Garage & Off Street parking.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

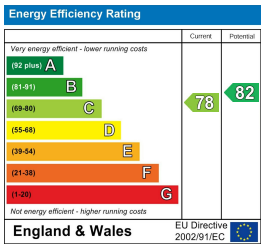
Area Map

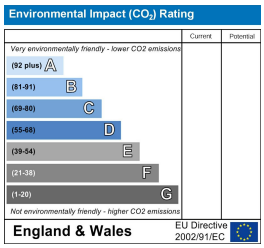


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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