



BADGERS DELL, BLYTH
£335,000

BROWN & CO

BADGERS DELL, THE WOODLANDS, BLYTH, WORKSOP, S81 8HR

DESCRIPTION

A spacious detached three bedroom bungalow in this small and favoured cul de sac on the edge of the popular village of Blyth. The property provides a great sized L-shaped dual aspect lounge dining room with log burner, modern fitted kitchen plus large utility. In addition, there is a refitted family bathroom, en suite facilities and fitted bedroom furniture to the bedrooms. There is accessibility from the third bedroom into the conservatory and in addition there is a southerly facing garden, garage and with workshop to the rear. Viewing is strongly advised.

LOCATION

Blyth presently offers a range of amenities including primary school, public houses/restaurants, local shops etc.

With ready access to the A1M, and wider motorway network Blyth is ideal for commuting, particularly into Sheffield, Rotherham and Doncaster. Nearby Retford has a direct rail service into London Kings Cross (approx. 1 hour 30 mins).

Leisure amenities and educational facilities (both state and independent) are well catered for too.

DIRECTIONS

what3words:///campfires.anchovies.pranced

ACCOMMODATION

Part glazed UPVC door with bevelled leaded light obscure glass insert and with matching slimline windows into

ENTRANCE HALL ceramic tiled flooring, cornicing, walk in cloakroom with shelving.

L-SHAPED LOUNGE DINING ROOM 29'2" x 18'4" to 14'0" (8.90m x 5.60m to 4.30m) maximum dimensions

Dining Area front aspect oriel bay double glazed leaded light window. Wood effect laminate flooring, ornate cornicing, tiled chimney breast with inset log burner on raised slate hearth and sandstone surround. TV and telephone points. Exposed ceiling timbers.



Lounge Area side aspect double glazed window. Wood effect laminate flooring.



INNER HALLWAY 16'10" x 11'9" (5.18m x 3.2m) maximum dimensions with ceramic tiled floor. Spot lighting. Access to partially boarded roof space with loft ladder and light. Walk in shelved linen cupboard. Dado rail.

KITCHEN 16'9" x 8'0" (5.14m x 2.47m) front aspect double glazed leaded light window and $\frac{3}{4}$ double glazed side aspect door. A good range of cream coloured high gloss base and wall mounted cupboard and drawer units with single sink drainer unit with mixer tap. Space for fridge and freezer. Built in electric oven with four ring electric hob and extractor canopy above. Concealed lighting to the wall cupboards. Ceramic tiled floor. Ceramic tiled walls. Exposed ceiling timbers. Ample working surfaces, recessed lighting.



UTILITY ROOM 7'9" x 7'4" (2.41m x 2.26m) side aspect obscure double glazed window. Space and plumbing for washing machine, tumble dryer and one further appliance. Working surfaces above, tiled surround. Wall mounted gas fired central heating boiler, ceramic tiled floor.

BEDROOM ONE 14'3" x 8'9" (4.36m x 2.72m) rear aspect double glazed window overlooking the rear garden. A good range of L-shaped built in wardrobes with mirror fronted sliding doors and ample hanging and shelving space. Spotlight and TV aerial lead.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com



BEDROOM TWO 11'4" x 11'4" (3.46m x 3.46m) rear aspect double glazed window overlooking the rear garden. A good range of built in bedroom furniture with double wardrobes with hanging and shelving, low level cupboard unit. Spot lighting, door to

EN SUITE WET ROOM side aspect obscure double glazed window. Tiled flooring, tiled walls. Electric shower, pedestal hand basin, low level wc and chrome towel rail radiator.

BEDROOM THREE/STUDY 11'5" x 8'5" (3.51m x 2.60m) maximum dimensions, rear aspect double glazed door into the conservatory. Wood effect flooring, TV and telephone points, cornicing.



CONSERVATORY 15'7" x 9'4" (4.77m x 2.87m) brick base with double glazed windows and French doors into the garden. Polycarbonate ceiling, wall light points, TV aerial points, ceramic tiled flooring.



FAMILY BATHROOM side aspect obscure double glazed window. Three piece white suite with tile enclosed bath with contemporary mixer tap/shower attachment. Low level wc, pedestal hand basin with mixer tap. Ceramic tiled floor, tiled walls. Exposed ceiling timbers, recessed lighting, wall mounted lighting, chrome towel rail radiator.



OUTSIDE

Five bar gate giving access to the drive with space for several vehicles and leading to pitched roof **BRICK BUILT GARAGE 18'4" x 9'3" (5.61m x 2.84m)** with metal up and over door, power and light. **LOG STORE 14'10" x 9'3" (4.57m x 2.83m)**. Additional **BRICK BUILT WORKSHOP 14'4" x 12'2" (4.38m x 3.72m)** with power and light. External lighting and water supply. The front garden is paved, pebbled and stoned for low maintenance. Walls to the side and front. Area containing the LPG gas bottles.

The rear garden is southerly facing, fenced to all sides. A good sized full width herringbone style block paved patio with external lighting. Dwarf brick retaining wall. A good area of lawn with raised shrub, flower beds and borders. To the rear is an additional raised patio with covered pagoda. Additional external water supply.

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 D.

Services: Please note we have not tested the services or any of the equipment 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.

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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

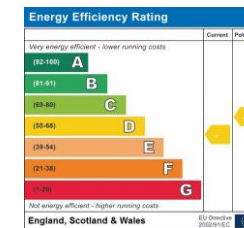
Viewing: Please contact the Retford office on 01777 709112.

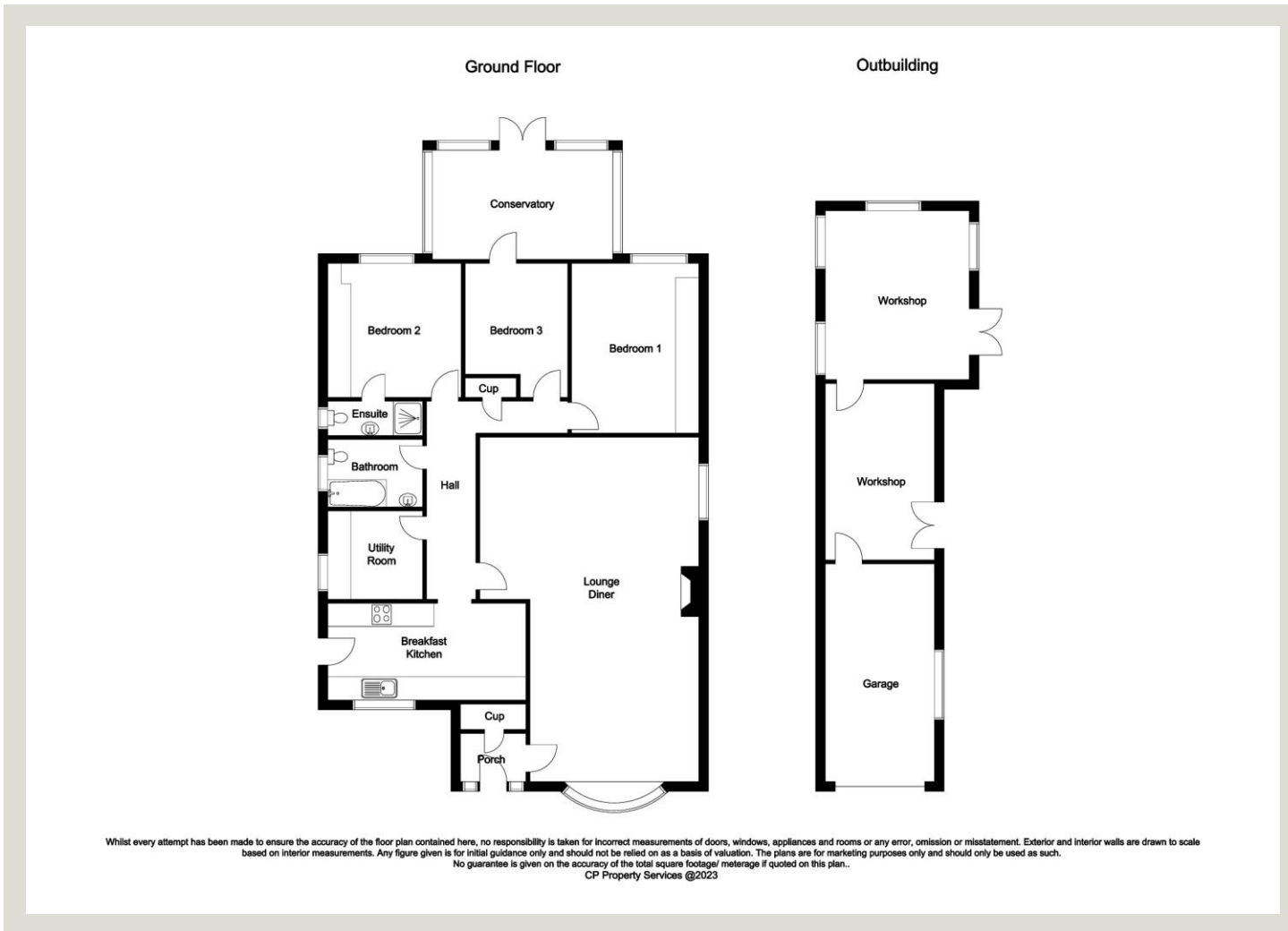
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2023.





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
 01777 709112 | retford@brown-co.com

