



## 12 WOODBECK RISE RETFORD

A nicely presented three bedroom modern semi detached family home having had a refitted kitchen and bathroom in the last four years. There is double glazing throughout as well as a good sized conservatory leading into and overlooking the rear garden. Parking for 2-3 vehicles.

**£200,000**

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**BROWN & CO**

Property and Business Consultants



# 12 WOODBECK RISE, RETFORD, DN22 7JX

## LOCATION

The property is located in a popular development to the north of Retford town centre accessible to all local amenities including co-operative convenience store and schools for all age groups. Retford town centre boasts comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link.

## DIRECTIONS

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## ACCOMMODATION

Part glazed UPVC door to

**ENTRANCE HALL** with wood effect laminate flooring, stairs to first floor landing. Telephone point.

**LOUNGE 14'6" x 14'5" (4.46m x 4.43m)** front aspect double glazed oriel bay window. Feature painted fire surround with marble effect hearth and matching insert with pebble effect gas fire. Wood grain laminate flooring, TV point. Under stairs storage area.

**KITCHEN DINING ROOM 14'5" x 11'0" (4.43m x 3.39m)**  
**Kitchen Area** double glazed window looking into the conservatory. A good range of cream shaker style base and wall mounted cupboard and drawer units, sink drainer with mixer tap. Space and plumbing below for washing machine and dishwasher. Fitted electric oven with four ring electric hob with stainless steel extractor above and stainless steel splashback. Space for American style fridge freezer and one further appliance. Ample concrete effect working surfaces with matching splashback. Under cupboard lighting, central fan ceiling light. Wood effect laminate flooring. Cupboard housing gas fired central heating boiler.  
**Dining Area** spotlighting, TV aerial lead. Double glazed sliding doors into the conservatory.

**CONSERVATORY 13'0" x 11'7" (3.97m x 3.55m)** polycarbonate roof and double glazed windows. Double glazed French doors leading into the garden. TV point. Laminate flooring.

## FIRST FLOOR

**GALLERY STYLE LANDING** with side aspect double glazed window. Access to roof void. Built in airing cupboard with factory lagged hot water cylinder, fitted immersion and slatted shelving. Additional storage cupboard.

**BEDROOM ONE 14'2" x 8'2" (4.32m x 2.49m)** rear aspect double glazed window. TV aerial lead. Central ceiling fan and recessed lighting.

**BEDROOM TWO 11'0" x 7'8" (3.36m x 2.38m)** front aspect double glazed window.

**BEDROOM THREE 7'6" x 6'3" (2.32m x 1.91m)** rear aspect double glazed window. TV aerial lead.

**FAMILY BATHROOM** front aspect obscure double glazed window. Refitted white three piece suite comprising P-shaped enclosed panelled bath with electric shower over and glazed screen. Vanity unit with mixer tap and low level wc with concealed cistern set into white high gloss handleless cupboards. Quartz display area, part tiled walls with matching splashback. Extractor and chrome towel rail radiator.

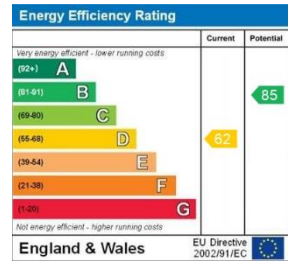
## OUTSIDE

The front is open planned with a good area of lawn, under window shrub beds. Long driveway providing parking for 2-3 vehicles leading to rear garden.

The rear garden is fenced to all sides. A wooden gate from the drive giving access to the side garden which is paved and slated with space for a good sized timber shed. Main garden is lawned with well established shrub, flower beds and borders. External lighting and 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 B.  
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 finalizing 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 specialize 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 2024.



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