



12 MATILDA DRIVE RETTFORD

A recently constructed three bedroom semi detached family home built by Linden Homes to their Eveley design which comprises en suite facilities to the master bedroom, downstairs cloakroom and a modern kitchen dining room. In addition, since new the property has the benefit of a timber garden room leading into the enclosed rear garden and does offer some distant views to open fields. To the side of the property there are two parking spaces.

£200,000

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12 MATILDA DRIVE, RETFORD, DN22 6UD

LOCATION

This home is situated off the main Tiln Lane on the approach to Badgers Chase. As such it is on the edge of town meaning that country walks are on hand and the town centre, with its full range of facilities a short car journey away. The area has an excellent transport network with the A1(M) lying to the west, from which a wider motorway network is available and the town 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.

DIRECTIONS

What3words:///froze.landlady.adults

ACCOMMODATION

Part glazed composite door into

ENTRANCE HALL with contemporary modern moulded skirtings, door to

CLOAKROOM front aspect obscure double glazed window. White pedestal hand basin with mixer tap and tiled splashback. White low level wc. Extractor fan, vinyl flooring.

LOUNGE 14'2" x 12'3" (4.32m x 3.76m) front aspect double glazed window. TV and telephone points. Electrically wired smoke alarm. Stairs to first floor landing.

KITCHEN DINING ROOM 15'5" x 9'7" (4.73m x 2.94m) Kitchen Area double glazed windows looking into the garden room and garden. A good range of pale grey base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for dishwasher and washing machine. Built-in electric oven with four ring Indesit gas hob above and extractor canopy over. Ample working surfaces with matching upstands, space for upright fridge freezer. Cupboard housing ideal Logic wall mounted gas fired central heating combination boiler. Part tiled walls, spotlighting. Dining Area door to under stairs storage cupboard and double glazed French doors into

GARDEN ROOM 12'3" x 8'0" (3.74m x 2.45m) timber and felt. Three double glazed windows and double glazed French door leading into the garden. Recessed lighting and power points.

FIRST FLOOR GALLERY STYLE LANDING with access to roof void. Built-in linen cupboard with shelving and space for tumble dryer.

BEDROOM ONE 11'10" x 11'6" (3.65m x 3.52m) maximum dimensions. Front aspect double glazed window. TV point. Door to

EN SUITE SHOWER ROOM 5'3" x 4'6" (1.60m x 1.40m) front aspect obscure double glazed window. Tile enclosed shower cubicle with

glazed screen and mains fed shower. White low level wc, pedestal hand basin with mixer tap and tiled splashback. Extractor fan.

BEDROOM TWO 8'7" x 7'8" (2.65m x 2.38m) rear aspect double glazed window with views to the garden and distant views to the countryside. TV point.

BEDROOM THREE 7'8" x 6'5" (2.38m x 1.99m) Currently being used as a dressing room. Rear aspect double glazed window with views to the garden and distant views to the countryside.

FAMILY BATHROOM side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap/shower attachment and tiled surround. Pedestal hand basin with mixer tap and tiled splashback. Low level wc. Extractor fan.

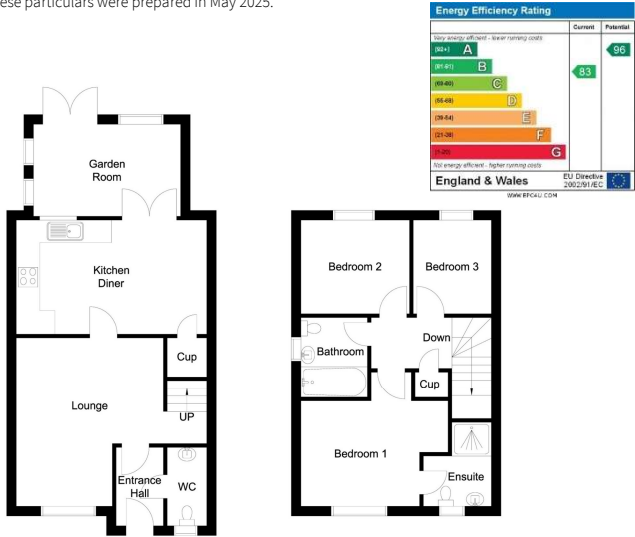
OUTSIDE

Open planned front garden which is lawned. Path to front door. To the side of the property there are two parking spaces. Wooden gate giving access to the rear garden.

The rear garden is enclosed by fencing with a good sized L-shaped raised decking area, two good areas of lawn, raised fishpond. Timber shed to the rear of the plot. External lighting and water supply.

GENERAL REMARKS & STIPULATIONS

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