



43 HAREWOOD AVENUE RETFORD

An extended older style semi detached family home at the head of this popular cul-de-sac. The ground floor boasts a front aspect lounge, a large rear aspect dining room leading into the conservatory which in turn leads to the extended 20ft breakfast kitchen.

Externally there is off road parking for 2-3 cars and a large enclosed rear garden.

£250,000

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Property and Business Consultants

43 HAREWOOD AVENUE, RETFORD, DN22 7PH

LOCATION

There are schools within comfortable distance for all age groups and Kings Park and the town centre are within walking distance by way of a foot bridge over the mainline railway line. Retford also boasts a mainline railway station which is accessible and links to the London and Edinburgh intercity line. The A1 is to the west linking to the wider motorway network. Retford provides comprehensive shopping, leisure and recreational facilities as well as good countryside walks surrounding the town.

DIRECTIONS

What3words///bucked.cloth.lucky

ACCOMMODATION

Description Covered entrance with tiled floor and half glazed UPVC door to

ENTRANCE HALL wooden flooring, period skirtings, dado rail, stairs to first floor landing. Small under stairs area with some cupboards and side aspect window.

LOUNGE 13'3" x 11'8" (4.04m x 3.59m) measured to front of double glazed front aspect bay window. Wall mounted gas fire. Period style skirtings, TV point.

DINING ROOM 18'3" x 11'4" (5.57m x 3.46m) wooden flooring, Tv point, feature fire surround with pebble effect gas fire. Recessed lighting, double glazed French doors leading into the

CONSERVATORY 14'3" x 9'4" (4.37m x 2.87m) brick base with double glazed windows and polycarbonate ceiling. French doors to garden, wooden flooring and half glazed door to

BREAKFAST KITCHEN 20'3" x 8'9" (6.19m x 2.72m) dual aspect double glazed french doors to the garden and two additional double glazed windows. A good range of cream coloured shaker style base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, additional space for free standing fridge freezer and tumble dryer. Space for range style cooker with extractor above. Part tiled walls, ample wood effect working surfaces incorporating a breakfast bar, tiled walls, recessed spotlights.

FIRST FLOOR

GALLERY STYLE LANDING side aspect double glazed window. Access to roof void.

BEDROOM ONE 13'3" x 11'8" (4.04m x 3.59m) measured to front of double glazed front aspect bay window. Period skirtings.

BEDROOM TWO 11'4" x 10'10" (3.47m x 3.35m) rear aspect double glazed window overlooking the garden.

BEDROOM THREE 7'1" x 6'9" (2.15m x 2.10m) front aspect double glazed window.

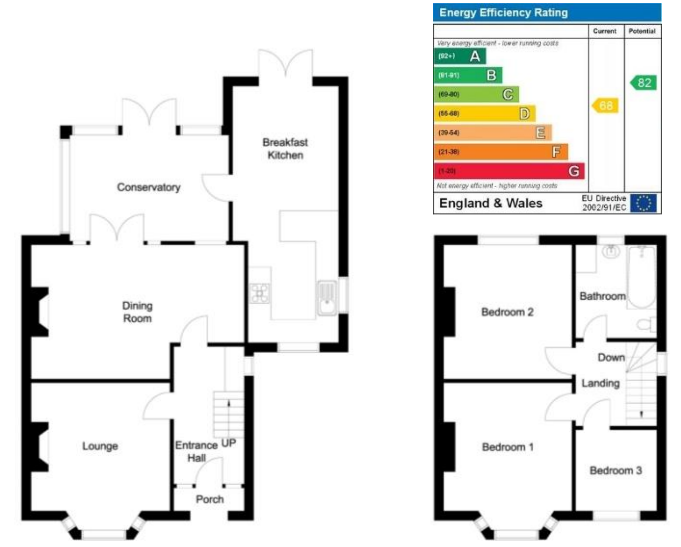
BATHROOM 7'8" x 6'10" (2.38m x 2.12m) rear aspect obscure double glazed window. Three piece white suite of panel enclosed bath with electric shower over. Low level wc, pedestal hand basin with mixer tap. Part tiled walls. Towel rail radiator and cupboard housing wall mounted gas fired central heating combination boiler.

OUTSIDE

The front is fenced and hedged and pebbled for low maintenance. Driveway and off road parking for 2-3 cars leading to concrete sectional SINGLE GARAGE (in need of some attention). Gate to the rear garden. The rear garden is a very good size, slightly irregular in shape and high hedging surrounding all sides. A good area of lawn, some established shrub, flower beds and borders. Two paved patios, external lighting and water supply.

GENERAL REMARKS & STIPULATIONS

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