



17 Headingley Road

, Retford, DN22 7EE

£330,000



DETACHED FOUR BED FAMILY HOME - MAIN BEDROOM WITH EN SUITE + WARDROBE - IDEAL LOCATION CLOSE TO AMENITIES - INTEGRAL GARAGE - DRIVEWAY WITH SPACE FOR 2 VEHICLES - LANDSCAPED REAR GARDEN - MODERN KITCHEN DINER WITH BI FOLD DOORS - EPC : C



Description

This well presented three-storey, four bedroom detached home is located in the heart of Ordsall, Retford. Ordsall Primary School is just a few minutes walk from the property and the local shops, such as co-op and the post office are only a 5 minute walk. The market town of Retford boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Canal side walks and Kings Park are nearby. Retford Train Station is only a 5 minute 5-10 minute walk which provides quick and easy access to London Kings Cross and many other major cities across the UK.

Upon arriving at the property, you are welcomed via a spacious reception hall with timber effect flooring throughout. Towards the right of the entrance is a reception room which is of a good size. Further down the entrance hall is the downstairs W/C on the left and the stairs with a cloakroom on the right. At the end of the hallway is the open plan kitchen/living area. The kitchen is fitted with a range of gloss base and wall units. Appliances include a four-ring electric hob with 'Neff' extractor hood above. The kitchen also has space and supply for a uPVC double glazed window to rear aspect, bi-fold doors leading out to the rear garden, double panel radiator and television point.

To the first floor, the spacious living room is in situ at the front of the property, overlooking the Ordsall Bridon Cricket Field. The main family bathroom includes a four piece suite consisting of a panel bath, pedestal wash hand basin, low-level w/c and shower. Lastly two double size bedrooms are positioned on this floor overlooking the rear garden.

To the second floor, the main bedroom is positioned with dormer-style windows to the front of the property. The bedroom also features a dressing area with fitted floor to ceiling wardrobes and a television point. An en suite is an extension of the primary bedroom, fitted with a 3-piece suite including a enclosed shower and roof light to the rear of the property. The second bedroom on this floor is of a smaller size and features two dormer-style windows creating an abundance of light.

Externally, the property can be accessed from the main driveway, accessed off Headingly Road and provides parking for 2 vehicles. The garage can be accessed from the front of the property at the end of the drive way. The garden to the rear features a patio starting immediately from the bi-folding doors in the kitchen, on to a lawned area bordered by gabion baskets. A timber seating area has been designed and fitted to the left of the garden, accommodating up to 6 people, creating a lovely outdoor landscaped finish.

Viewings are advised to appreciate the spacious yet homely feel that this house has to offer!

Kitchen/Living Area 20'11" x 10'7" (6.39m x 3.25m)

Downstairs W/C. 7'10" x 3'6" (2.40m x 1.07m)

Office 7'10" x 12'7" (2.41m x 3.85m)

Living Room 20'10" x 12'8" (6.37m x 3.88m)

Bedroom One 10'9" x 9'1" (3.29m x 2.77m)

En suite 6'5" x 6'9" (1.97m x 2.08m)

Bedroom Two 13'3" x 8'3" (4.04m x 2.53m)

Bedroom Three 11'6" x 10'7" (3.53m x 3.25m)

Bedroom Four 9'2" x 11'3" (2.81m x 3.45m)

Bathroom 8'5" x 7'5" (2.59m x 2.28m)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.
Services: Mains water, electricity and drainage are connected along with a mains gas 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.
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.

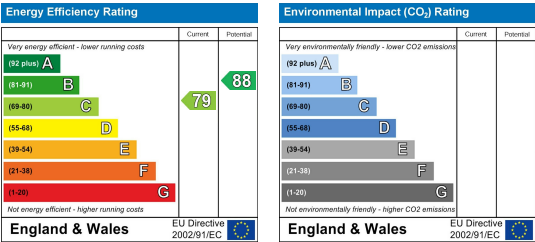
Area Map



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.