CLARK ESTATES

Caledonian Road

, Retford, DN22 7EQ

Offers over £300,000

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NO UPWARD CHAIN - Located in the popular area of Caledonian Road, Retford, this charming character detached house offers a fantastic renovation project. With four spacious bedrooms, this property is ideal for families seeking a welcoming home with ample space for everyone.

The exterior of the property boasts a lovely enclosed garden, perfect for outdoor activities or simply enjoying the fresh air. The detached nature of the house provides added privacy, making it a peaceful retreat.

Located in Retford, you will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities straightforward.

Description
DEVELOPER OPPORTUNITY WITH NO UPWARD CHAIN - The detached property briefly comprises of three reception rooms, four double bedrooms, two bathrooms, ample of space to extend (STP) large enclosed rear garden, gated driveway and storage sheds. A great opportunity to make your own stamp on it and renovate into an amazing family home in a popular location.

Entrance
The property is entered through the porch into the hallway. A typical character home of its time with reception rooms either side of the hallway with heating controls, radiator and door leading out onto the large enclosed garden.

First Reception Room 14'4" x 12'1" (11'3" into bay) (4.39m x 3.69m (3.43m into bay))
Left off the hallway into one of the rear facing reception rooms with a large bay window, carpet, traditional picture rail and gas fire with wooden surround, shelving into both alcoves, ceiling chandelier and a radiator.

2nd Reception Room 13'4" x 11'11" (12'9" into bay) (4.07m x 3.64m (3.90m into bay))
To the right off the hallway into the second reception room with large bay window, wall mounted gas fire as secondary heating, traditional picture rail, carpet, radiator and ceiling light.

Kitchen 9'4" x 9'0" (2.85m x 2.75m)
The kitchen consists of a vast range of wall and base pine units,, work top, stainless sink with drainer with a mixer tap, space for cooker / dishwasher and washing machine, fully tiled walls, tongue and groove wood cladded ceiling and radiator. The room is open plan into the extension.

Third Reception 9'4" x 9'1" (2.86m x 2.77)
This room can be what ever the imagination allows you ! Dining room off the kitchen / sun room over looking the garden / play room?? Wood cladded tongue and groove walls and ceiling with patio doors leading into the rear garden.

Ground Floor Shower Room 9'10" x 11'3" (3.00m x 3.45m)
The shower room consists of a double walk in shower with glass doors with a gravity fed shower, wc and hand basin, part tiled walls and radiator and obscure window.

Stairs & Landing
A split landing with a front facing window, mahogany colour spindle wooden stair case leading to the first floor with a window on the landing over looking the rear garden.

Bedroom One 12'0" x 10'3" (3.68m x 3.14m)
As with the tradition of the build in keeping with the ground floor, there are two almost identical in size double bedrooms either side of the landing over looking the rear garden with carpet, radiator and two wooden double built in pine wardrobes.

Bedroom Two 11'4" x 10'8" (3.46m x 3.27m)
A double room with carpet, radiator and two double built in wooden wardrobes.

Bedroom Three 10'3" x 8'10" (3.14m x 2.70m)
A double room front facing with carpet, radiator and a single built in wardrobe.

Bedroom Four 9'6" x 9'0" (2.90m x 2.76m)
The forth bedroom is accessed through the bathroom and is a double bedroom front facing with carpet and radiator.

Bathroom 9'4" x 8'11" (2.85m x 2.74m)
A cast iron bath and matching wc, sink encased in a vanity unit, part tiled walls, airing cupboard housing the combi boiler, wall mounted storage cupboard, carpet and radiator and access into the forth bedroom.

Outside
To the rear there is a generous enclosed rear garden separated into two halves with a central concrete path, established shrubs, bushes and dual lawn area leading to storage sheds to either side and secure gate with access to the front double gated driveway and pedestrian gate allowing for several cars and the benefit of a car port.

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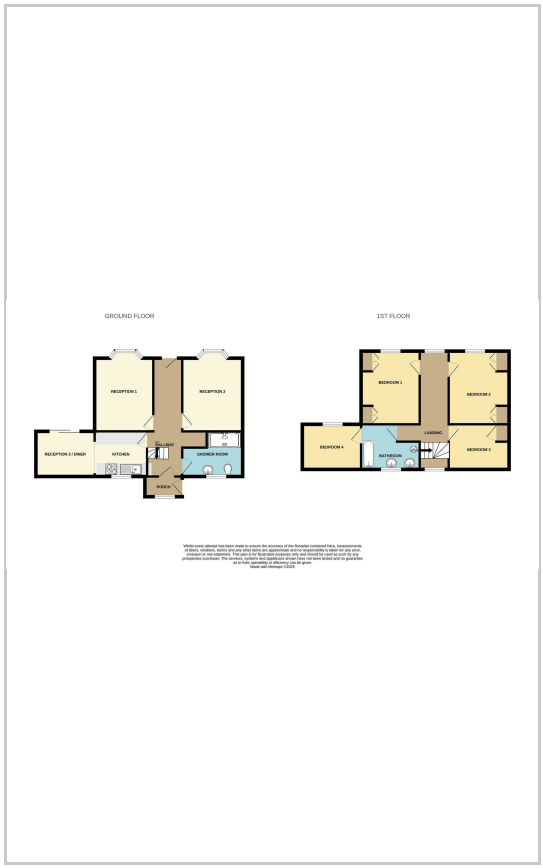
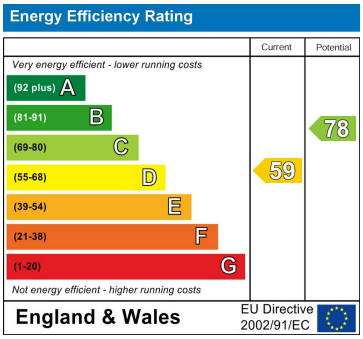
Area Map

Floor Plans



Energy Efficiency Graph



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