



18 CHERRY HOLT RETFORD, DN22 7LZ

£340,000
FREEHOLD

*****GUIDE PRICE £340,000-£350,000 *****

A beautifully presented four bedroom detached dormer bungalow, located in a sought after location of Retford. The property boasts stunning living accommodation finished to a high standard throughout, offering generous yet versatile living accommodation. The property briefly comprises of an hallway with a staircase rising to the first floor, attractive living room, high quality fitted kitchen diner with an assortment of built in appliances and breakfast bar, two bedrooms and a three piece bathroom suite. The first floor sees two generous sized bedrooms and shower room. Externally the property is approached by wrought iron gated entrance leading to an extensive block paved driveway and access to the beautifully maintained rear garden with a log cabin and over sized garage.

**Kendra
Jacob**

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18 CHERRY HOLT

- SPACIOUS MODERN FOUR BEDROOM DETACHED DORMER BUNGALOW
- GUIDE PRICE £340,000-£350,000
- QUALITY KITCHEN DINER
- ATTRACTIVE LOUNGE
- FOUR WELL PROPORTIONED BEDROOMS
- BATHROOM SUITE & SHOWER ROOM
- EXTENSIVE BLOCK PAVED DRIVEWAY WITH PARKING FOR FIVE PLUS VEHICLES
- OVER SIZED DETACHED GARAGE & LOG CABIN
- ATTRACTIVE GARDENS
- CLOSE TO LOCAL SCHOOLS, AMENITIES & TRANSPORT LINKS



ENTRANCE HALLWAY

Having a side facing extra wide (for wheelchair/pram) UPVC double glazed entrance door leading into the spacious entrance hallway, staircase leading to the first floor landing, central heating radiator, tiled flooring, large under stair storage cupboard/cloaks cupboard, access hatch to the loft space with ladder and light and doors giving access to the living room, kitchen diner, two bedrooms and bathroom suite.

KITCHEN DINER

A quality kitchen diner having an extensive range of solid oak wall and base units with complementary worksurfaces and matching splash-backs incorporating a stainless steel sink unit with mixer tap, four ring induction hob with modern electric extract fan set above, fitted double oven, integrated fridge freezer and microwave oven space for washing machine and tumble dryer, downlighting to the ceiling, side facing UPVC double glazed window, pantry, power points and tiled flooring continuing through into the dining area. The dining area has a fitted breakfast bar with base units, side facing UPVC double glazed patio doors leading into the rear garden, central heating radiator, power points and TV point.

LIVING ROOM

A spacious well appointed and decorated living room, front facing UPVC double glazed bow window, central heating radiator, coving to the ceiling, downlighting to the ceiling, power points and TV point.

BEDROOM

A spacious double bedroom, front facing UPVC double glazed bow window, central heating radiator, power points and TV point.

BEDROOM

A good size fourth bedroom, side facing UPVC double glazed window, central heating radiator and quality fitted sharp double wardrobes to one wall.

BATHROOM

A three piece suite in white comprising of a panelled bath with a shower mixer tap, vanity hand wash basin, low flush WC, tiled to the walls, electric extractor fan, tiled flooring and a side facing of obscure UPVC double glazed window.

FIRST FLOOR LANDING

A generous sized landing, access hatch to the loft space, central heating radiator and doors give access to two double bedrooms and a shower room.

BEDROOM

A spacious master bedroom, rear facing UPVC double glazed window, central heating radiator, fitted quality sharp wardrobes to one wall with matching drawers power points and TV point.

BEDROOM

A beautiful bedroom, front facing UPVC double glazed window, central heating radiator, quality fitted sharp wardrobes to one wall, power points and TV point.

SHOWER ROOM

A three piece suite in white comprising of a walk-in

shower unit with an electric shower and mermaid style splashbacks, vanity hand wash basin, low flush WC, central heating radiator, vinyl floor covering and an electric extractor fan .

OUTSIDE

To the front of the property is a walled low maintenance garden with a raised flowerbeds, and an extensive block paved driveway with parking for five vehicles which continues to the detached garage with an electric roller door and rear garden.

To the rear of the property is an extensive block paved seating area, lawn, log cabin, outside lighting and outside water

GARAGE

An oversized detached garage, remote control electric door power and light

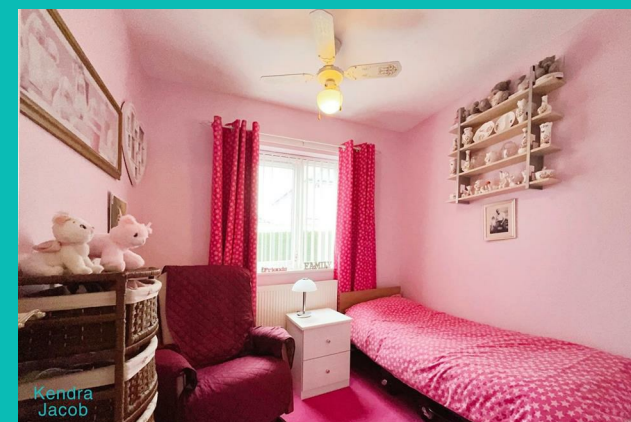
LOG CABIN

Fitted with windows, French doors both with privacy glass, power and light.

AGENTS NOTE

The property benefits from solar panels (owned by the vendors), privacy glass on all windows, CCTV, hidden built in ramp on the driveway, wheelchair access, log cabin included in the sale.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1732.50 sq ft

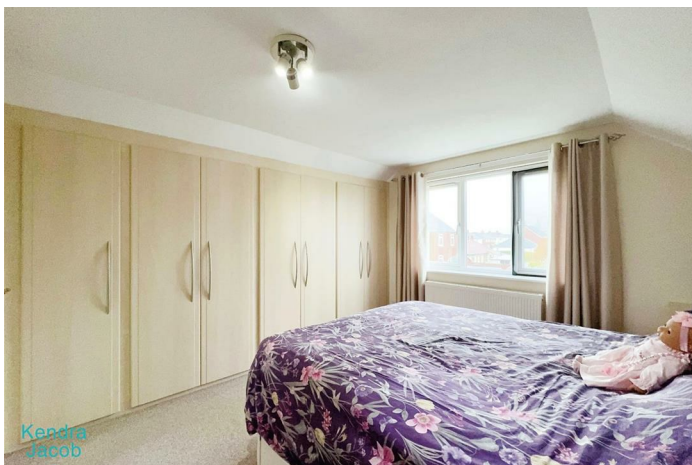
Tenure – Freehold



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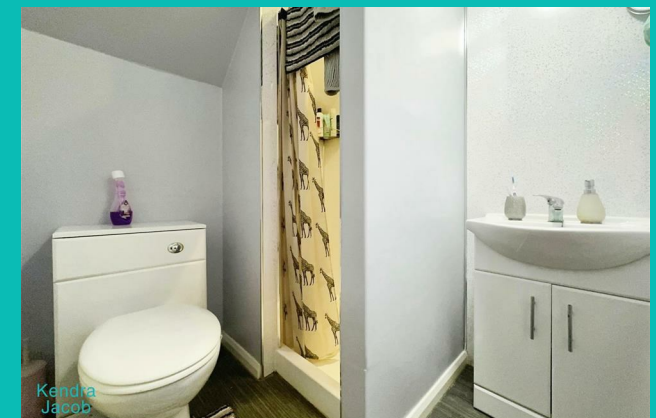
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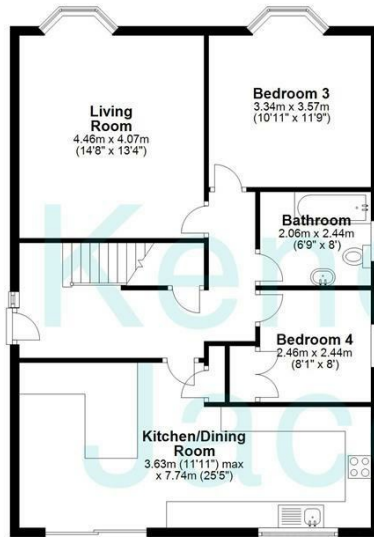


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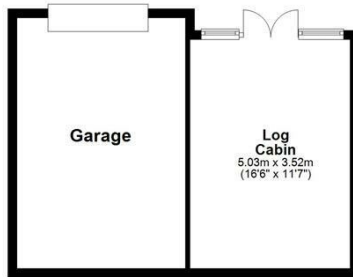


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Ground Floor
Approx. 119.9 sq. metres (1290.7 sq. feet)



First Floor
Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 161.0 sq. metres (1732.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	85
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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