



## 6 AUCKLAND ROAD RET福德, DN22 7XZ

**£220,000**  
**FREEHOLD**

\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*

This beautifully extended and recently renovated three-bedroom semi-detached family home is situated in a much sought-after area of Retford, conveniently located close to Retford town centre, a wide range of shops, schools and local amenities, and Retford Train Station, which offers excellent transport links to London, Nottingham and Sheffield.

The property is stylishly presented throughout and offers contemporary, well-planned accommodation ideal for modern family living. Highlights include a welcoming entrance hallway, an impressive open-plan kitchen, living and dining space, a generous sitting room, a convenient downstairs WC and three well-proportioned bedrooms, complemented by a luxurious family bathroom. Externally, the home benefits from private, well-maintained gardens, a garage and driveway parking.

Offered for sale with no upper chain, this outstanding home provides a rare opportunity to acquire a turnkey property in a highly desirable location.

**Kendra  
Jacob**

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# 6 AUCKLAND ROAD

- \*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*
- Beautifully extended and recently renovated three-bedroom semi-detached family home
- Located in a highly sought-after area of Retford
- Close to Retford town centre, shops, schools and local amenities
- Excellent transport links via Retford Train Station
- Direct rail connections to London, Nottingham and Sheffield
- Stylish, contemporary accommodation throughout
- Impressive open-plan kitchen, living and dining space
- Private gardens, garage and driveway parking
- Offered for sale with no upper chain



## ENTRANCE HALLWAY

A sleek front-facing composite entrance door opens into a beautifully presented hallway, finished with modern wall décor and a contemporary tile-effect laminate click flooring. A side-facing uPVC double-glazed window allows natural light to flood the space, complemented by a central heating radiator. A staircase rises to the first-floor landing, with doors providing access to the sitting room and the impressive open-plan kitchen, living and dining area.

## OPEN PLAN KITCHEN LIVING DINING ROOM

The kitchen is fitted with a stylish range of modern wall and base units, complemented by coordinating work surfaces and a stainless steel sink with mixer tap. Integrated appliances include a fan-assisted electric oven and an induction hob with an electric extractor above. There is plumbing for an automatic washing machine, space for a freestanding fridge freezer and a generously sized pantry for additional storage. The space is enhanced by ceiling downlighting, a side-facing uPVC double-glazed window, a central heating radiator and tile-effect laminate flooring which flows seamlessly into the extended living and dining area.

The spacious extended living and dining area offers excellent versatility and is ideal for modern family living. Features include rear-facing uPVC double-glazed patio doors, an additional rear entrance door, ceiling downlighting, coving, a central heating radiator and double doors opening into the sitting room. A further door provides access to the side entrance hallway.

## SIDE ENTRANCE HALL

This practical yet stylish space features a front-facing composite entrance door and modern tiled flooring with electric underfloor heating, with doors leading to the integrated garage and the downstairs WC.

## WC

A contemporary cloakroom fitted with a vanity hand wash basin and low-flush WC. Finished with part-tiled walls, tiled flooring with electric underfloor heating and an electric extractor fan.

## SITTING ROOM

A generously proportioned and inviting sitting room with a front-facing uPVC double-glazed window. The room benefits from coving to the ceiling, with an attractive wood-feature fireplace incorporating a marble inset and hearth which forms a striking focal point.

## FIRST FLOOR LANDING

A spacious landing area with a side-facing uPVC double-glazed window and coving to the ceiling. Access is provided to the loft space, which is fully boarded and fitted with lighting. Doors lead to three well-proportioned bedrooms and the family bathroom.

## MASTER BEDROOM

A charming and well-presented master bedroom featuring a front-facing uPVC double-glazed window, central heating radiator and coving to the ceiling. There are also fitted wardrobes.

## BEDROOM TWO

A spacious second double bedroom with a rear-facing uPVC double-glazed window, central heating radiator and coving. A fitted storage cupboard houses the wall-mounted combination central heating boiler.

## BEDROOM THREE

Currently utilised as a home office, this versatile third bedroom features a front-facing uPVC double-glazed window, central heating radiator, coving and fitted double wardrobes with matching overhead cupboards.

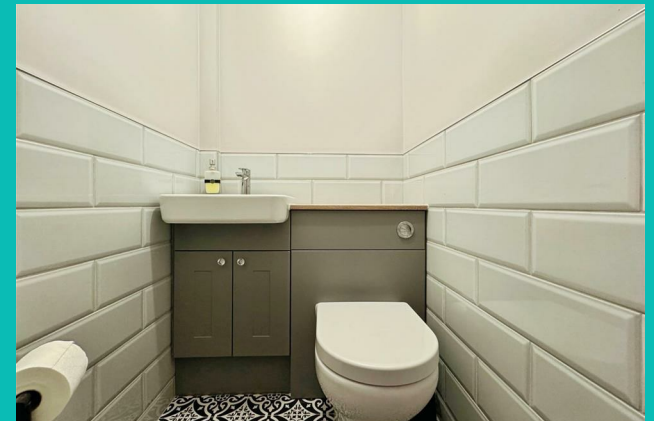
## FAMILY BATHROOM

A luxurious family bathroom comprising a panelled bath with overhead electric shower and glass shower screen, pedestal hand wash basin and low-flush WC. Finished with high-quality wall and floor tiling, chrome heated towel rail, ceiling downlighting, electric extractor fan and a rear-facing obscure-glazed uPVC window.

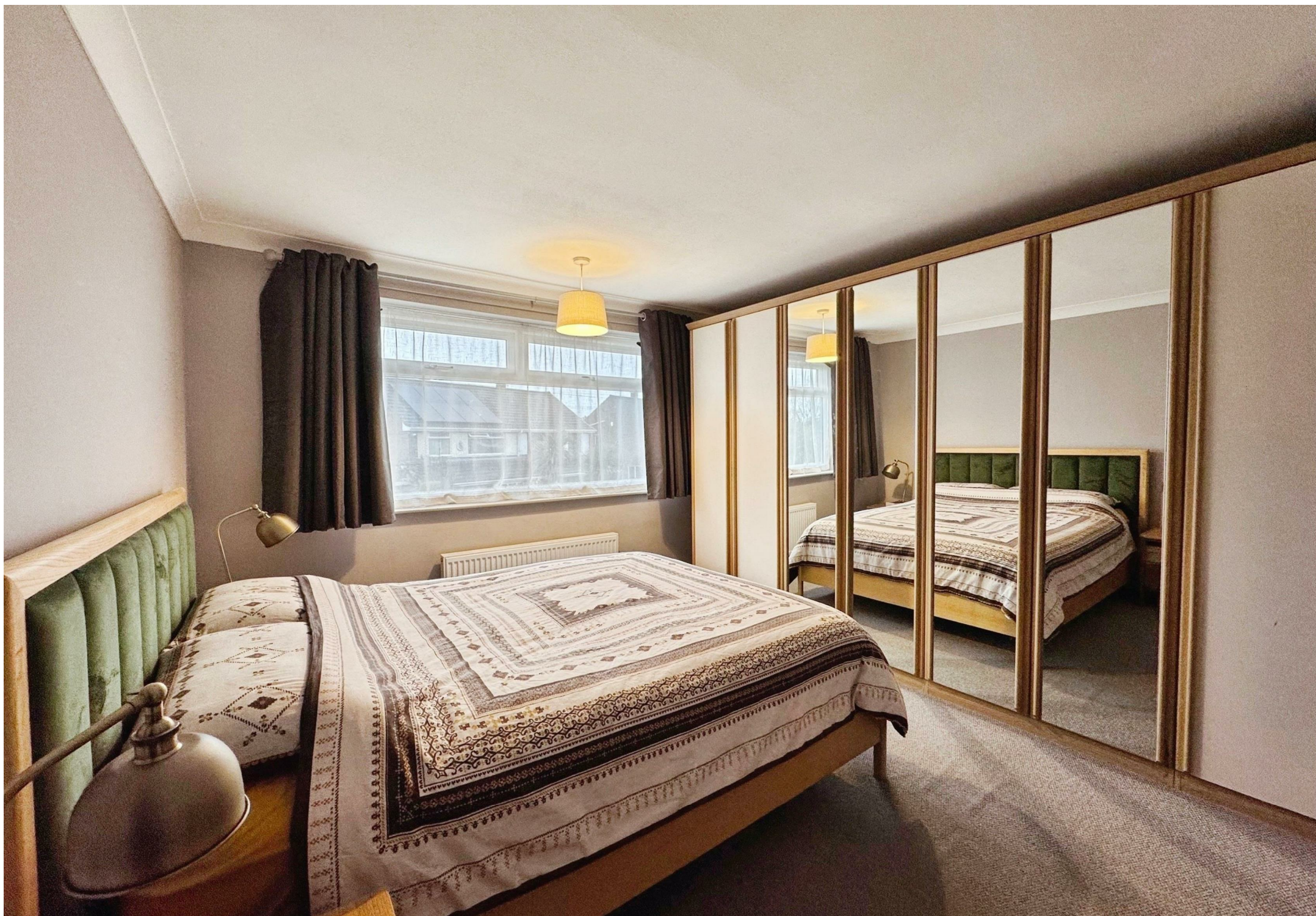
## EXTERIOR

To the front of the property is a walled garden, predominantly laid to lawn. The rear garden is a well-maintained, private and enclosed space, mainly laid to lawn with a paved patio seating area. Gated access leads to a rear driveway and a garage fitted with an up-and-over door, hot and cold plumbing for a washing machine, power and lighting.

## 6 AUCKLAND ROAD









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### ADDITIONAL INFORMATION

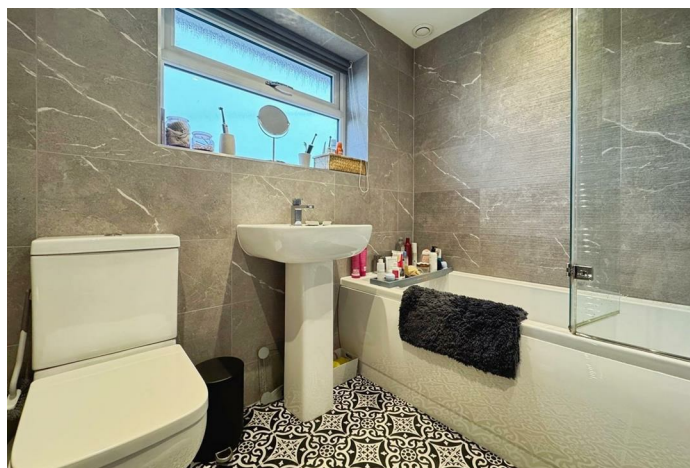
**Local Authority** – Bassetlaw

**Council Tax** – Band B

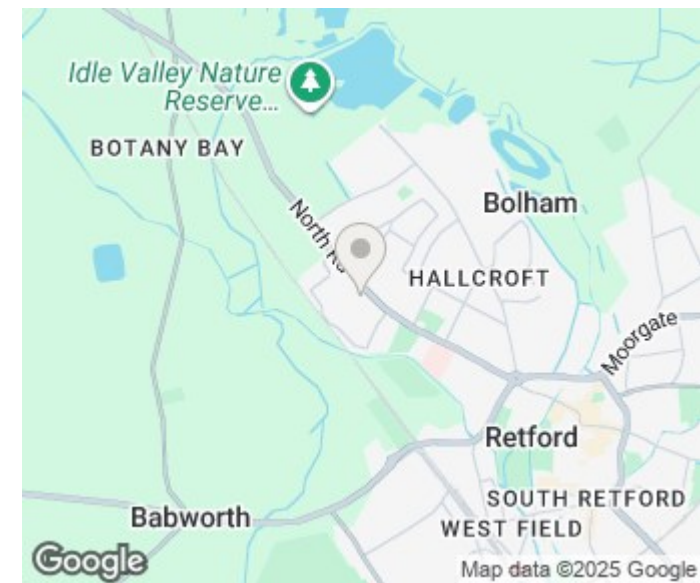
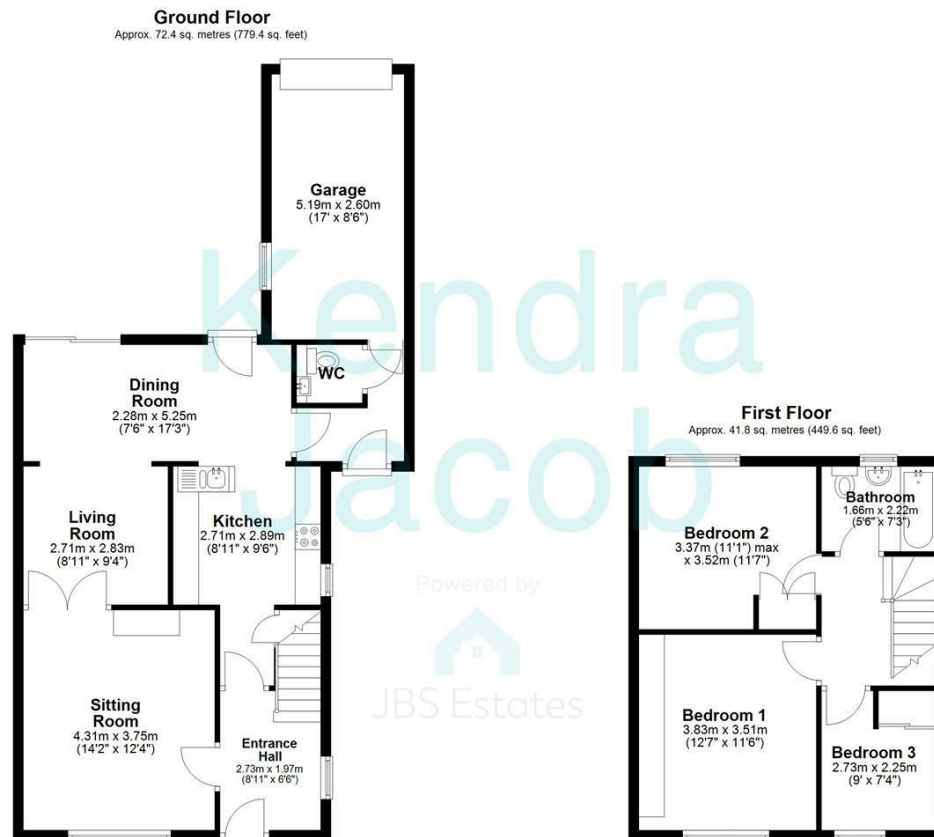
**Viewings** – By Appointment Only

**Floor Area** – 1229.00 sq ft

**Tenure** – Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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