



New Builds off Durham Grove,
Retford, DN22 6ST



4



3



2

Prices from £450,000



We are delighted to offer for sale a range of four detached family homes, built to an exacting specification by Woodlands. Offering approximately 1800 square feet of versatile accommodation, the properties will feature an extensive living kitchen, ground floor bedroom with en-suite, lounge, utility room and cloakroom. To the first floor there will be three further bedrooms as well as an en-suite and bathroom. The properties will also feature off-road parking facilitated by a driveway and garage.





RETFORD

Retford is one of the country's oldest market towns, boasting a wealth of amenities including primary & secondary schools, shops, and leisure facilities. Commuters are well served by excellent transport links via the A1 trunk road as well as Retford's mainline railway station which features a 90-minute direct route to London Kings Cross.

SPECIFICATION

The properties will feature a 10-year full structural AHCI warranty, fibre-to-the-property broadband, three-phase electricity, as well as gas-fired 'Atag' central heating boilers with 14 & 18-year warranties available.

RECEPTION HALL 5.62m x 3.8m (18.4ft x 12.5ft)

SITTING ROOM 4.94m x 4.45m (16.2ft x 14.6ft)

LIVING KITCHEN 7.14m x 5m (23.4ft x 16.4ft)

UTILITY ROOM 2.42m x 1.98m (7.9ft x 6.5ft)

CLOAKROOM 1.98m x 1.52m (6.5ft x 5ft)

GROUND FLOOR BEDROOM 3.77m x 3.4m (12.4ft x 11.2ft)

EN-SUITE 2.47m x 1.03m (8.1ft x 3.4ft)

1ST FLOOR-LANDING

BEDROOM ONE 6.12m x 4.81m (20.1ft x 15.8ft)

EN-SUITE 2.62m x 1m (8.6ft x 3.3ft)

BEDROOM TWO 3.84m x 3.71m (12.6ft x 12.2ft)

BEDROOM THREE 3.98m x 3.32m (13.1ft x 10.9ft)

BATHROOM 2.13m x 1.99m (7ft x 6.5ft)

GARAGE

TENURE

To be registered as a Freehold property.

COUNCIL TAX

To be assessed

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

Photos, floor plan and measurements have been taken from Plot 1, and may not be indicative of each specific plot. Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



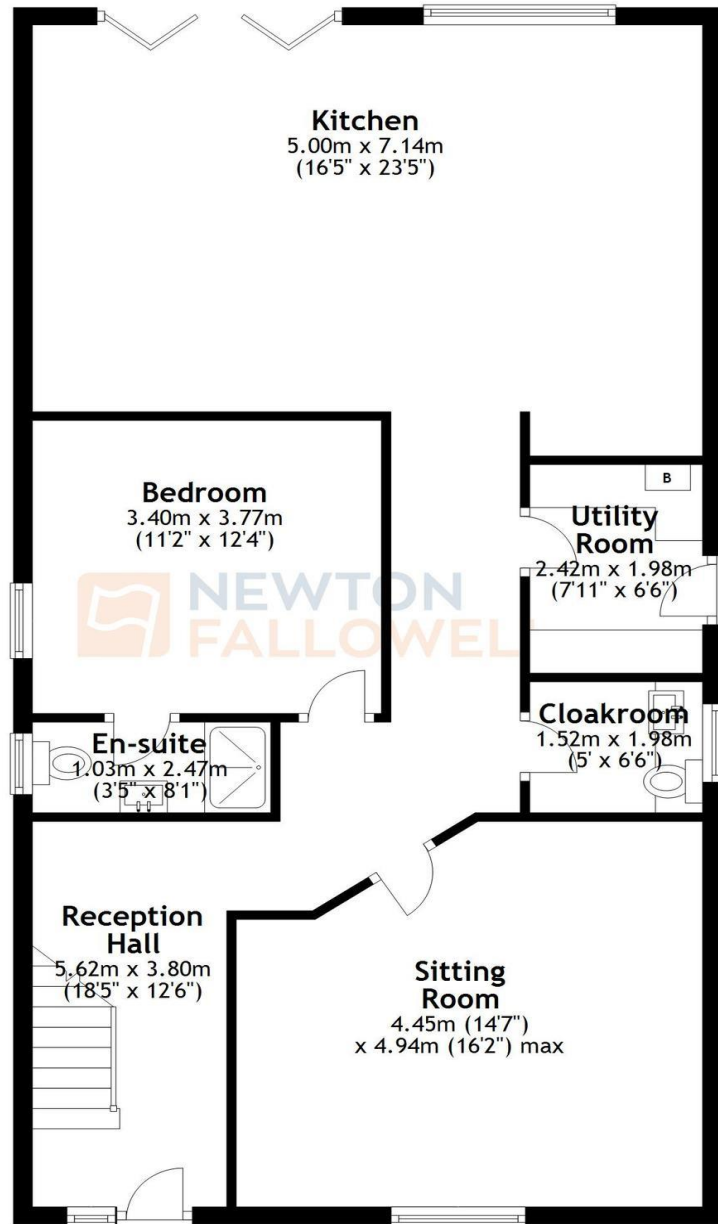


**NEWTON
FALLOWELL**

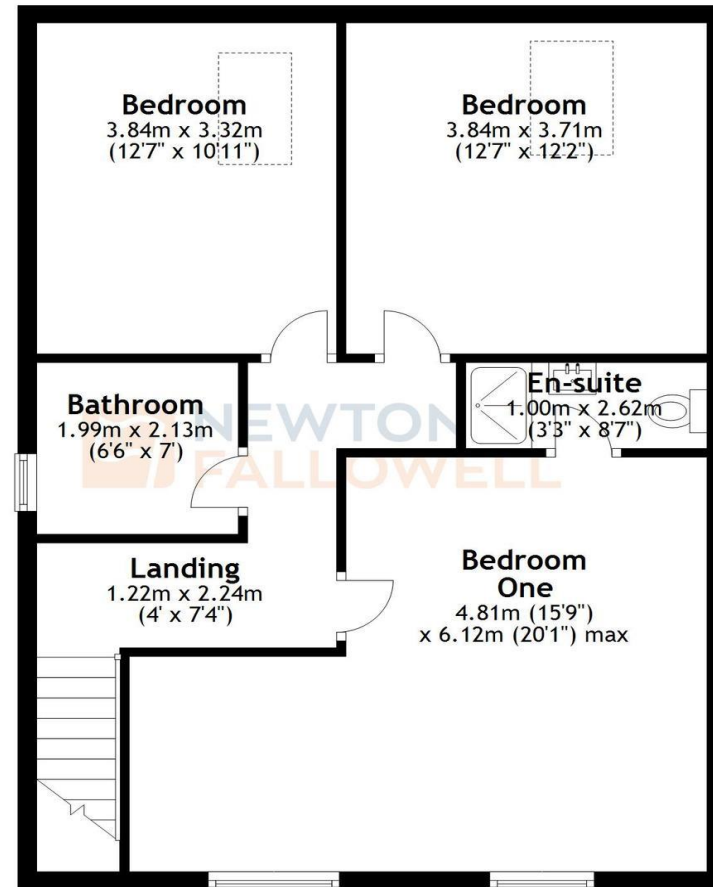




Ground Floor



First Floor



Total area: approx. 167.3 sq. metres (1800.4 sq. feet)

