



4 Blue Albion Street,
Retford, DN22 7WZ



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£260,000

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This modern, efficient family home is conveniently placed for accessing local amenities including Ordsall Primary School, local convenience stores and Retford Golf Club. The property features a good sized dining kitchen, lounge, cloakroom and utility room, four bedrooms on the first floor (with one en-suite), and a family bathroom. Externally, the property also features a west-facing garden to the rear with an outdoor entertaining area, with vehicle parking facilitated by an integral single garage and driveway.





RECEPTION HALL

1.54m x 1.41m (5'1" x 4'7")

Double glazed front entrance door, wall mounted thermostat for the central heating, single panel radiator, staircase leading to 1st floor.

SITTING ROOM

4.81m x 3.37m (15'10" x 11'1")

UPVC double-glazed window to front aspect, panel radiator, television and internet points, and double doors leading into the kitchen.

DINING KITCHEN

5.59m x 3.12m (18'4" x 10'2")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath timber effect roll-top work surfaces. Appliances include a 'Logik' electric fan-assisted oven for gas hob with extractor hood above. There is also space and supply for both an under-counter fridge and freezer, space and plumbing for a dishwasher, 1 1/2 bowl sink and drainer, timber effect floor covering, under-stair storage cupboard, UPVC double glazed window to rear aspect and matching doors leading out to the garden.

UTILITY ROOM

2.14m x 1.60m (7'0" x 5'2")

Work surface area to match kitchen with space and plumbing underneath for washing machine and tumble dryer, 'Ideal' gas-fired combination central heating boiler, timber effect floor covering, single panel radiator, double glazed door to left aspect door leading to cloakroom.

DOWNSTAIRS W.C.

1.60m x 0.88m (5'2" x 2'11")

Low-level flush w.c., corner-mounted wash hand basin, timber effect floor covering, UPVC double glazed obscure window to rear aspect, single panel radiator.



1ST FLOOR-LANDING

2.08m x 1.95m (6'10" x 6'5")

Hatch accessing roof space, doors leading to all bedrooms and bathroom, storage cupboard with shelving.

BEDROOM ONE

4.38m x 4.06m (14'5" x 13'4")

UPVC double glazed window to front aspect, single panel radiator, wall mounted thermostat for the central heating, television point, bulkhead storage cupboard, door leading to en-suite.

EN-SUITE

1.84m x 1.53m (6'0" x 5'0")

UPVC double glazed obscure window to right aspect, fully tiled shower enclosure with mains fed shower, pedestal wash hand basin, low-level flush w.c., timber effect floor covering, panel radiator.

BEDROOM TWO

3.76m x 2.83m (12'4" x 9'4")

UPVC double-glazed window to front aspect, panel radiator.

BEDROOM THREE

2.93m x 2.84m (9'7" x 9'4")

UPVC double-glazed window to rear aspect, panel radiator.

BEDROOM FOUR

2.93m x 2.20m (9'7" x 7'2")

UPVC double-glazed window to rear aspect, panel radiator.

FAMILY BATHROOM

2.08m x 1.93m (6'10" x 6'4")

Panel bath, pedestal wash hand basin, low-level dual flush w.c., timber effect floor covering, wall mounted extractor fan, UPVC double glazed obscure window to rear aspect, panel radiator

GARDENS & GROUNDS

The property can be accessed from Blue Albion Street via the driveway and front entrance door. A pathway leads along the left aspect of the property to a timber gate accessing the rear garden, which is west-facing and enclosed behind fencing to all aspects. The garden also features an outdoor entertaining area immediately to the rear of the property and external security lighting.

GARAGE

4.84m x 2.83m (15'11" x 9'4")

Power and light, steel up-and-over door to front aspect.

TENURE

Leasehold - 999-year lease commencing from 1 January 2015. Service charge of £196.23 for period January-December 2024. Ground rent of £150 per annum.

COUNCIL TAX

Band D

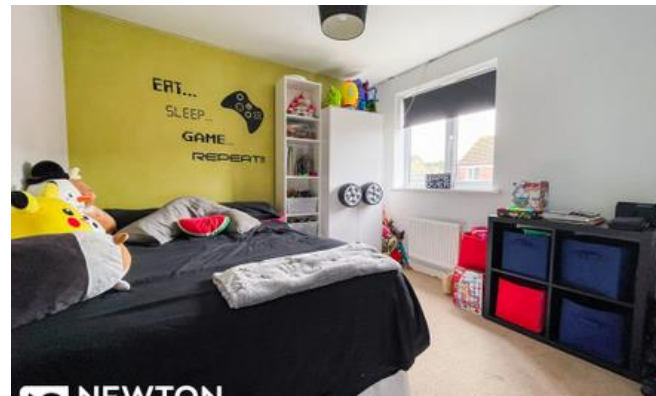
SERVICES

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.

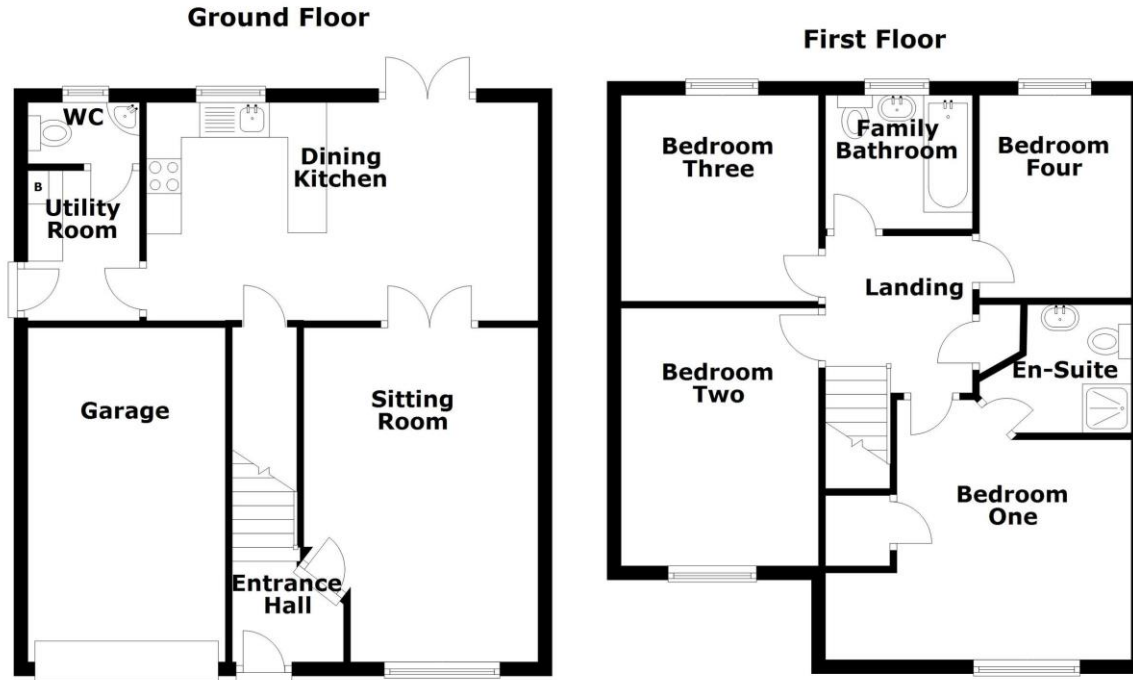
DISCLAIMER

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.





Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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