



9 Bankside, Retford, DN22 7UW



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# Offers in excess of £375,000



This excellent-sized family home is located on a corner plot on Bankside, a cul-de-sac situated to the south of Retford. The property features a dual aspect lounge, dining kitchen with integrated appliances, a further versatile reception room (currently used as a dining room), cloakroom, four bedrooms (the main bedroom benefitting from an en-suite and balcony) as well as a bathroom. The grounds measure approximately 1/3rd of an acre with an extensive garden to the rear, as well as ample off-road parking and an attached garage.





### RECEPTION HALL

1.52m x 0.85m (5'0" x 2'10")

Composite double glazed front entrance door and matching sidelight, coving to ceiling, stairs leading to the first floor, doors leading into the kitchen and:

### SITTING ROOM

6.68m x 3.30m (21'11" x 10'10")

An excellent sized dual aspect reception room with uPVC double glazed bow window to front aspect and matching bi-folding doors to the rear aspect leading out to the garden. Double panel radiator, tall column style radiator, coving to ceiling, television point, fireplace with coal effect fire.

### DINING KITCHEN

6.68m x 1.94m (21'11" x 6'5")

Fitted with a range of Shaker-style base and wall units consisting of cupboards and drawers underneath granite work surfaces with tiled splashbacks. Appliances include a 'Bosch' double oven with grill, 'Bosch' four ring gas hob with extractor canopy above, integrated 'Bosch' microwave oven, 'Blomberg' dishwasher and washing machine as well as an upright 'Bosch' fridge-freezer. The kitchen also has a 1 1/4 bowl sink and drainer with mixer tap, uPVC double glazed windows to front, right and rear aspects, wine racking, understair storage cupboard with shelving, double panel radiator.

### SIDE LOBBY

1.73m x 1.20m (5'8" x 3'11")

Double glazed side entrance door with integrated blind, tiled floor covering, doors leading to cloakroom and study.

### CLOAKROOM

1.80m x 1.36m (5'11" x 4'6")

Upvc double glazed obscure window to rear aspect, low-level flush w.c., pedestal wash hand basin, tiled floor covering, coving to ceiling.

### STUDY

3.24m x 3.04m (10'7" x 10'0")

Upvc double glazed window to front aspect and matching sliding door to rear aspect, panel radiator.

### 1ST FLOOR-LANDING

3.45m x 0.95m (11'4" x 3'1")

Doors leading to all bedrooms and bathroom, ceiling-mounted downlights, hatch accessing roof space, cylinder cupboard with shelving within.

### BEDROOM ONE

4.36m x 3.24m (14'4" x 10'7")

Upvc double glazed window to front aspect and matching sliding door leading to a balcony with wrought iron balustrading. Fitted wardrobe unit with hanging rail and shelving, panel radiator.

### EN-SUITE

2.16m x 1.60m (7'1" x 5'2")

Three-piece suite consisting of an oversized quadrant shower enclosure with mains fed 'Grohe' shower within, low-level flush w.c. as well as a wash hand basin with chrome mixer tap and toiletry cupboard below. Upvc double glazed window to rear aspect, double panel radiator, fully tiled walls with contrasting tiled floor covering, composite board ceiling.

### BEDROOM TWO

3.86m x 3.33m (12'8" x 10'11")

Upvc double glazed window to front aspect, panel radiator, coving to ceiling, double-doored wardrobe unit.

### BEDROOM THREE

2.97m x 2.44m (9'8" x 8'0")

Upvc double glazed window to rear aspect, panel radiator.

### BEDROOM FOUR

3.18m x 2.64m (10'5" x 8'8")

Upvc double glazed window to front aspect, panel radiator, wardrobe unit.

### BATHROOM

2.48m x 1.66m (8'1" x 5'5")

Three-piece suite consisting of a panel bath with chrome mixer tap and handheld shower attachment, pedestal wash hand basin with chrome taps, low-level flush w.c., two uPVC double glazed windows to rear aspect, panel radiator, timber effect laminate floor covering.





## GARAGE

5.48m x 2.60m (18'0" x 8'6")

Wall-mounted 'Viessman' gas fired central heating boiler, wall mounted electric consumer unit, power and light, steel 'Garador' up-and-over garage door.

## EXTERNALLY

The property can be accessed off Bankside via a concrete driveway, which runs across the front aspect of the property and along the right providing parking for several vehicles. The plot measures approximately 1/3rd of an acre, with a west-facing garden to the rear laid mainly to lawn. The garden also features a patio area immediately to the rear of the property, a raised vegetable bed, as well as an external water supply.

## TENURE

Freehold

## 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.







