



5 Moorgate Park, Retford,
DN22 6TH



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Offers over £365,000

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This immaculately presented home lies on Moorgate Park, a popular residential area situated within easy walking distance of the town centre. Built in 1989, the property features family living accommodation consisting of a sitting room with part-galleried oak stairs leading to the first floor, a dining area, breakfast kitchen, downstairs w.c., four double bedrooms (one of which benefits from en-suite) and a bathroom. A paved driveway and integral single garage provide vehicle parking, and there is an enclosed garden to the rear with a pergola, patio area and a useful timber outbuilding.





RECEPTION HALL 2.15m x 1.65m (7'1" x 5'5")

Double-glazed composite entrance door with matching double-glazed sidelight, tiled floor covering, column style radiator, doors leading to cloakroom, sitting room and garage.

CLOAKROOM 1.66m x 1.58m (5'5" x 5'2")

Low-level flush w.c., pedestal wash hand basin, double glazed obscure window to front aspect, double panel radiator.



SITTING ROOM 7.02m x 3.27m (23'0" x 10'8")

Double glazed window to front aspect, column style radiators, fireplace with multi-fuel stove within, television point, solid oak staircase leading to 1st floor, tall double glazed window to left aspect, archway leading to dining room.

DINING AREA 3.11m x 3.01m (10'2" x 9'11")

Double glazed French doors to rear aspect, column style radiator, serving hatch to kitchen.



BREAKFAST KITCHEN 4.03m x 3.37m (13'2" x 11'1")

Fitted with a range of base and wall units, consisting of cupboards and drawers underneath 'Corian' work surfaces with tiled splashback. Appliances include an 'AEG' double oven and 'AEG' four-ring electric hob with an extractor hood above, as well as an integrated under-counter fridge and freezer. The kitchen also has space and plumbing for

both a washing machine and tumble dryer, a 1 1/2 bowl sink and drainer, double glazed windows to rear and left aspects with matching door to left aspect, a peninsula breakfast bar area, tiled floor covering, double panel radiator and ceiling mounted downlights.

GARAGE 4.91m x 2.64m (16'1" x 8'8")

Electrically operated roller shutter door to front aspect, power and light within, double glazed obscure window to left aspect.

1ST FLOOR-LANDING

Column style radiator, doors leading to all first-floor accommodation, ceiling mounted downlights, hatch accessing roofspace.

BEDROOM ONE 4.04m x 3.22m (13'4" x 10'7")

Double glazed window to front aspect, double panel radiator, door leading to ensuite.

EN-SUITE 2.96m x 1.19m (9'8" x 3'11")

Walk-in shower enclosure with mains fed thermostatic shower and handheld shower attachment, wall-mounted dual flush WC with concealed cistern, wall-mounted wash hand basin, double glazed obscure window to right aspect, fully tiled walls with complementary tiled floor covering, chrome style towel radiator, ceiling mounted downlights.



**NEWTON
FALLOWELL**



BEDROOM TWO 3.45m x 2.89m (11'4" x 9'6")

Double glazed window to front aspect, double panel radiator.

BEDROOM THREE 3.43m x 2.49m (11'4" x 8'2")

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

BEDROOM FOUR 3.45m x 2.43m (11'4" x 8'0")

Double glazed window to rear aspect, panel radiator, full-height cupboard housing 'Worcester' gas-fired central heating boiler, range of fitted cupboards and desk area.

BATHROOM 2.30m x 2.10m (7'6" x 6'11")

P-shaped 'Corian' panel bath with mains fed shower above, wash hand basin with toiletry storage drawers below, wall mounted dual flush WC with concealed cistern, fully tiled walls with complementary tiled floor covering, double glazed obscure window to rear aspect,, chrome towel radiator.

GARDENS & GROUNDS

Accessed off Moorgate Park, the property features a driveway to the front providing ample off-road vehicle parking. There are pathways leading along both the right and left aspects providing access to the rear garden, with a useful outdoor storage cupboard to the left aspect. The garden to the rear features a lawned area, and patio area, as well as a pergola, wood store and a useful timber cabin with power and light within. There are external



power points located to the front and rear aspects of the property.

TENURE

Freehold

COUNCIL TAX

Band C

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.

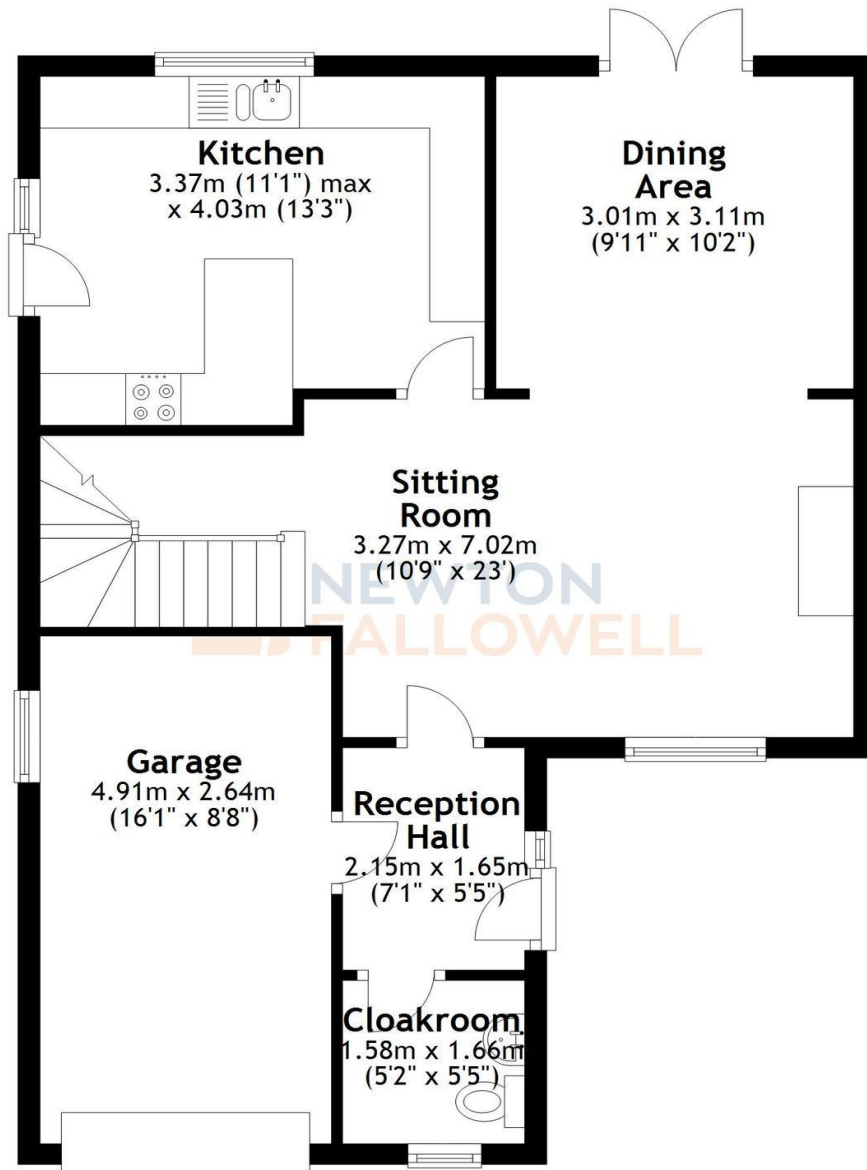
DISCLAIMER

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.

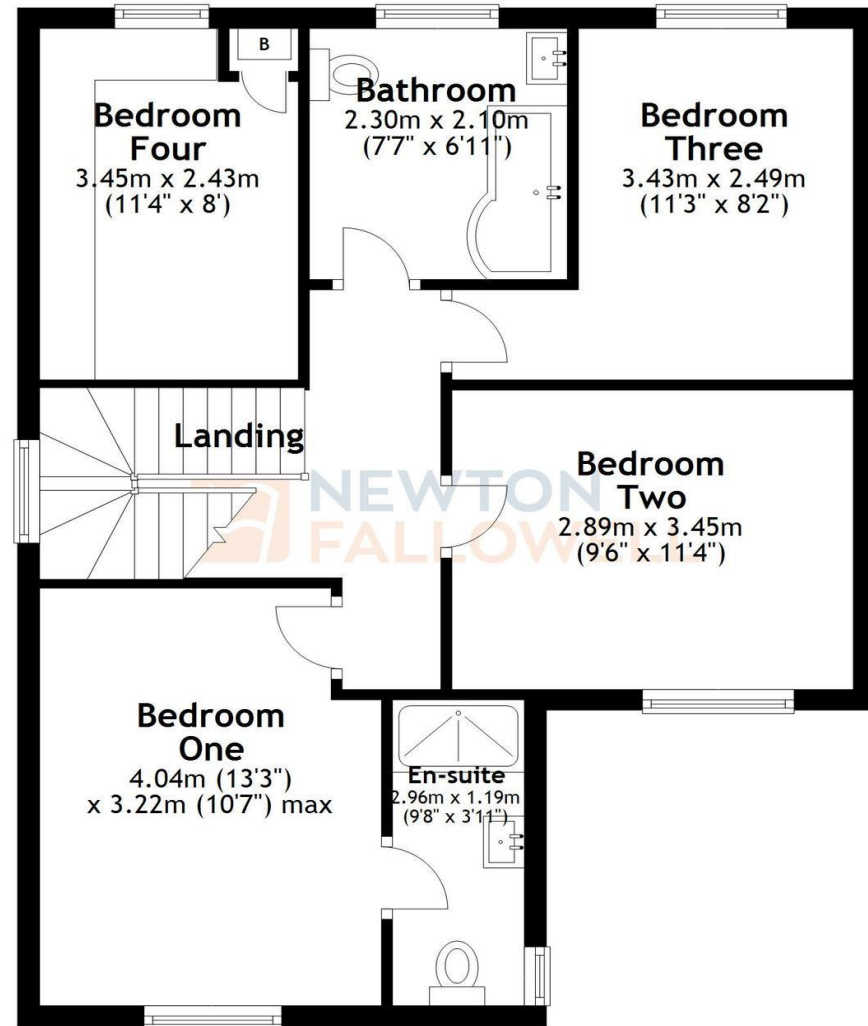


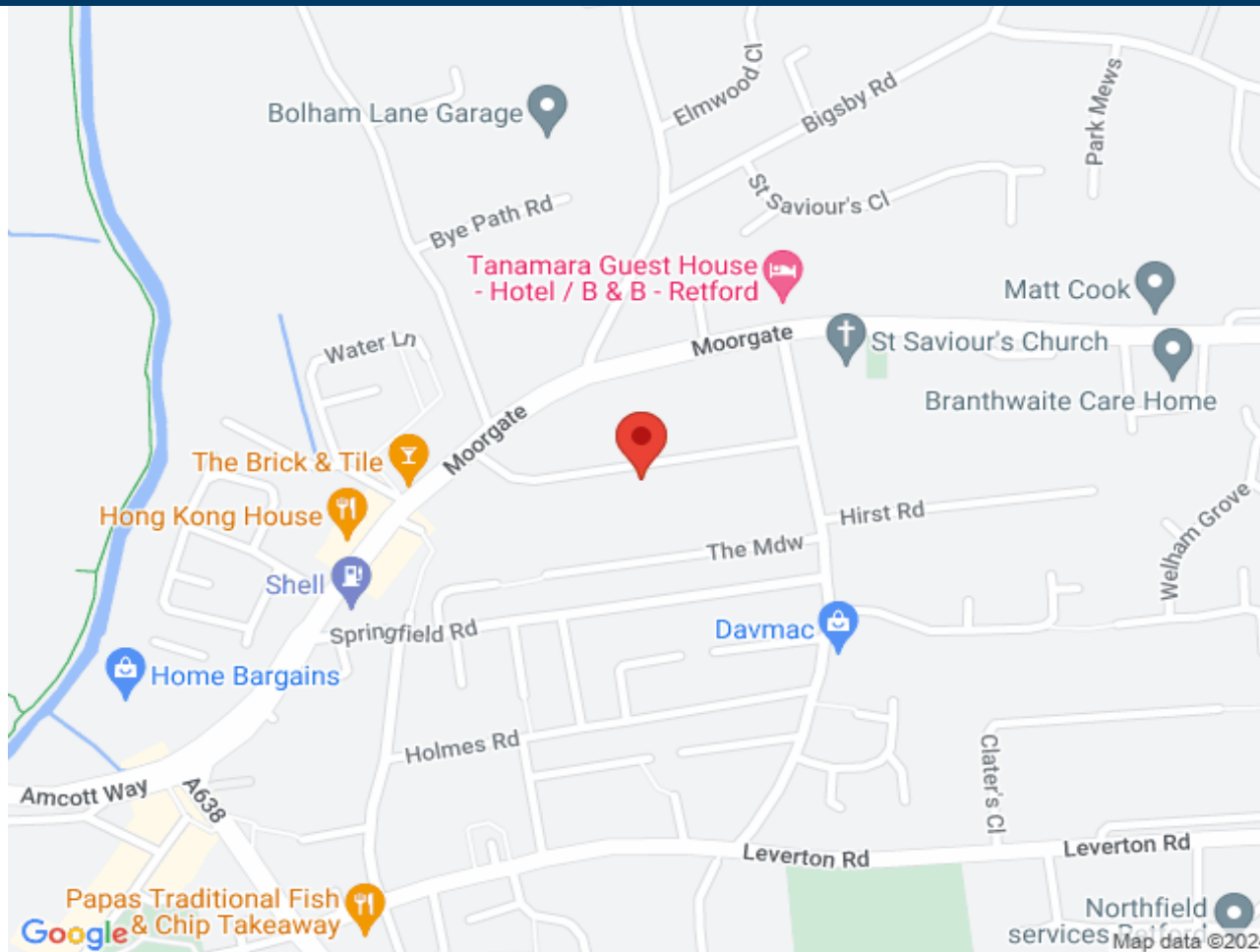


Ground Floor



First Floor





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

