



39 Alma Road, Retford, DN22 6LW



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£300,000

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This period family home is situated at the head of the cul-de-sac of Alma Road, which is conveniently placed for accessing Retford town centre. The property is believed to date back to the Regency era, and features accommodation consisting of three reception areas, a fitted kitchen with pantry, four bedrooms (one of which benefits from an en-suite bathroom) as well as shower rooms to the ground and first floors. The property boasts grounds measuring approximately 1/6th acre with an enclosed lawned rear garden, an attached utility room & store, as well as a driveway to the front suitable for parking several vehicles.





RECEPTION HALL

3.48m x 3.39m (11'5" x 11'1")

Obscure double-glazed front entrance door with matching side lights, timber effect floor covering, double panel radiator, door leading to sitting room, doorway leading into kitchen.

SITTING ROOM

4.10m x 3.15m (13'6" x 10'4")

Double glazed splayed bay window to front aspect, double panel radiator, timber effect floor covering, television point, fireplace with cast-iron multi-fuel stove within, cupboard housing electric consumer unit.



DINING ROOM

3.21m x 3.11m (10'6" x 10'2")

Timber effect floor covering, double panel radiator, double doors leading to:

LEAN-TO

3.06m x 1.19m (10'0" x 3'11")

Double-glazed window to rear aspect, timber effect floor covering.



KITCHEN

3.72m x 2.91m (12'2" x 9'6")

Fitted with a range of base and wall units consisting of cupboards underneath roll-top work surfaces. Appliances include a 'Beko' electric fan-assisted oven as well as an 'AEG' four-ring induction hob with an extractor hood above. The kitchen also has space and plumbing for a dishwasher as well space and supply for an upright fridge freezer, tiled floor covering, under-stair pantry cupboard with shelving, one and a half bowl sink and drainer, window to rear aspect,

cupboard housing 'Ideal' gas-fired combination central heating boiler.

REAR LOBBY

1.80m x 0.82m (5'11" x 2'8")

Tiled floor covering continuing from the kitchen, double glazed door to left aspect and further door leading to shower room.

REAR HALL

2.42m x 1.10m (7'11" x 3'7")

Double glazed window to rear aspect and matching door leading out to the garden.

GROUND FLOOR SHOWER ROOM

1.84m x 1.75m (6'0" x 5'8")

Quadrant shower enclosure with mains shower within, low level dual flush w.c., pedestal wash hand basin, double glazed obscure window to left aspect, tile effect floor covering, chrome style towel radiator.

1ST FLOOR-LANDING

Doors leading to all bedrooms and first-floor shower room.

BEDROOM ONE

3.71m x 2.93m (12'2" x 9'7")

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

EN-SUITE

2.65m x 1.91m (8'8" x 6'4")

Panel bath with handheld shower attachment, wash hand basin with toiletry storage below, low-level flush WC, double panel radiator, exposed timber flooring, double glazed obscure window to rear aspect.



 **NEWTON
FALLOWELL**



BEDROOM TWO

4.00m x 3.22m (13'1" x 10'7")

Double glazed window to front aspect, single panel radiator.

BEDROOM THREE

3.21m x 3.08m (10'6" x 10'1")

Double glazed window to rear aspect, panel radiator.

BEDROOM FOUR

3.27m x 2.04m (10'8" x 6'8")

Double glazed window to front aspect, double panel radiator.

FIRST FLOOR SHOWER ROOM

2.30m x 1.54m (7'6" x 5'1")

Quadrant shower enclosure with mains fed 'Aqualisa' shower within, low-level flush WC, pedestal wash hand basin, composite boarded walls with matching ceiling, timber effect floor covering, chrome ladder style towel radiator, shaver point.

GARDENS & GROUNDS

A timber gate accesses a pathway leading from Alma Road to the front entrance door, with a driveway to the front providing ample off road parking. The garden to the rear features patio and lawn areas, and is enclosed behind fencing. A timber gate to the right aspect leads to the driveway.

EXTERNAL STORE

3.91m x 1.98m (12'10" x 6'6")

UTILITY ROOM

2.12m x 2.08m (7'0" x 6'10")

Space and plumbing for washing machine, power and light within.



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.





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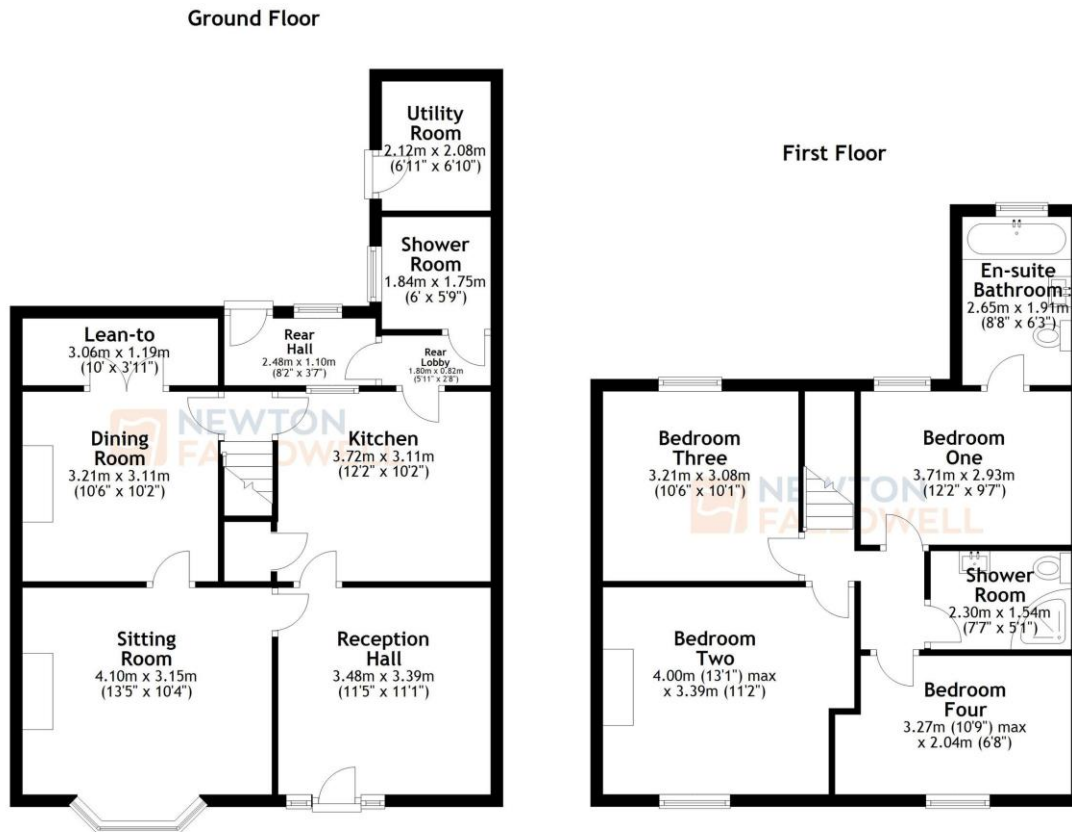


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Floorplan



Total area: approx. 124.9 sq. metres (1344.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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	
		62	82
<small>WWW.EPC4U.COM</small>			



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