



2 Birchcroft Road, Retford, DN22
7ZD



£230,000

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Situated in a pleasant area to the north of Retford, this family home features a fitted kitchen, lounge/diner, downstairs w.c., three bedrooms (one of which benefits from an en-suite) as well as a bathroom. There are also gardens to the front and rear aspects (the rear being south-facing), as well as an excellent-sized driveway with a detached garage to the rear.





RECEPTION HALL

3.93m x 2.05m (12'11" x 6'8")

Double glazed obscure front entrance door, staircase leading to first floor, panel radiator, wall-mounted thermostatic control for the central heating, cloaks cupboard, doors leading to the sitting room, kitchen and downstairs w.c.

LOUNGE/DINER

4.43m x 3.76m (14'6" x 12'4")

Double glazed French doors to rear aspect with matching side lights, single panel radiator, fireplace with electric coal effect fire within.



KITCHEN

3.92m x 2.22m (12'11" x 7'4")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashback. Fitted appliances include a 'Whirlpool' electric oven, and a four-ring gas hob with an extractor hood above. There is also space and plumbing for a dishwasher and washing machine, as well as space and supply for an upright fridge freezer. The kitchen also has a 1 1/2 bowl sink and drainer, double glazed window to front aspect, matching obscure glazed door to right aspect. Timber effect flooring, panel radiator, wall-mounted electric consumer unit, and wall-mounted 'Ideal' gas-fired combination central heating boiler.



DOWNSTAIRS W.C.

1.82m x 0.81m (6'0" x 2'8")

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

1ST FLOOR-LANDING

2.65m x 1.71m (8'8" x 5'7")

Double glazed window to left aspect, hatch accessing roofspace, panel radiator, doors leading to all bedrooms and bathroom.

BEDROOM ONE

3.33m x 2.83m (10'11" x 9'4")

Double glazed window to front aspect, panel radiator, fitted wardrobe unit with shelving within, bulkhead storage cupboard.

EN-SUITE

1.93m x 1.53m (6'4" x 5'0")

Walk-in shower enclosure with mains-fed shower within, low-level flush w.c., wall-mounted wash hand basin, double glazed obscure window to front aspect, wall-mounted extractor fan, vinyl flooring.

BEDROOM TWO

2.54m x 2.26m (8'4" x 7'5")

Double glazed window to rear aspect, panel radiator.

BEDROOM THREE

2.68m x 1.73m (8'10" x 5'8")

Double glazed window to rear aspect, panel radiator.

BATHROOM

2.08m x 1.68m (6'10" x 5'6")

Panel bath with electric 'Mira' shower above, pedestal wash hand basin, low-level flush w.c., double glazed obscure window to right aspect, fully tiled walls to the area of shower, half-tiled walls to the remainder of sanitary-ware, panel radiator.

GARDENS & GROUNDS

The property can be accessed from Birchcroft Road via the driveway, which forms a further parking area to the front and leads to a pathway accessing the front entrance door. The driveway continues along the right aspect of the property through a pair of gates, which leads to the detached garage and the rear garden. The south-facing garden to the rear is laid mainly to lawn and features a patio area immediately to the rear of the property.

DETACHED GARAGE

5.33m x 2.49m (17'6" x 8'2")

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

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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