



9 Welham Road, Retford, DN22 6TN



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# £315,000

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This period semi-detached home is located on Welham Road, a very popular residential area located within walking distance of Retford town centre. Presented to an excellent standard throughout, the property features two reception rooms, a conservatory, a kitchen with solid granite work surfaces and breakfast bar area, a cloakroom, three bedrooms and a bathroom with four piece suite. Sitting on a plot measuring approximately 1/10th acre, the property also features a driveway providing parking for 3-4 vehicles, as well as an enclosed garden to the rear and a versatile studio building ideal for those working from home or seeking annexe potential.





### RECEPTION HALL

4.59m x 1.98m (15'1" x 6'6")

UPVC double glazed obscure front entrance door with matching side and top lights, tiled floor covering, column-style radiator, staircase leading to the first floor, dado rail as well as moulded coving and cornice to the ceiling. Under stair storage cupboard with UPVC double glazed obscure window to the left aspect housing the 'Baxi' gas-fired combination central heating boiler and further doors leading to the sitting room, dining room and kitchen.

### SITTING ROOM

3.91m x 3.61m (12'10" x 11'10")

UPVC double glazed rectangular bay window to the front aspect, column-style radiator, television and BT points as well as moulded coving to the ceiling.



### DINING ROOM

4.36m x 3.48m (14'4" x 11'5")

Solid wood flooring throughout, column-style radiator, moulded coving to the ceiling, television point and a pair of double glazed French doors leading into;

### CONSERVATORY

3.92m x 2.68m (12'11" x 8'10")

UPVC double glazed windows to the rear and right aspects, double glazed roof above, tall column-style radiator as well as power and light within the conservatory.



### KITCHEN

6.10m x 2.13m (20'0" x 7'0")

Fitted with a comprehensive range of base and wall units consisting of shaker-style cupboards and drawers underneath solid granite work surfaces with matching upstand. Appliances include an eight ring dual fuel 'Stoves Newhome' range cooker, 'Tricity Bendix' full-sized dishwasher, integrated upright fridge-freezer and a Belfast sink with mixer tap above. The kitchen features further display units, pull-out baskets, a range of ceiling-mounted downlights, timber-effect laminate floor covering, a breakfast bar area and column-style radiator as well as UPVC double glazed windows to the left aspect, 'Velux' double glazed rooflight to the rear aspect with electrically-operated blind and matching French doors to the left leading to the side pathway.

### CLOAKROOM

2.20m x 0.98m (7'2" x 3'2")

Fitted with a low-level flush WC and pedestal wash hand basin. Featuring tiled walls to half height, double panel radiator, ceiling-mounted downlight and UPVC double glazed obscure window to the rear aspect.

### 1ST FLOOR-LANDING

2.57m x 1.98m (8'5" x 6'6")

UPVC double glazed window to the left aspect, moulded coving and cornice to the ceiling, dado rail, column-style radiator and a hatch accessing the roof space as well as doors leading to all first floor accommodation.

### BEDROOM ONE

4.54m x 3.68m (14'11" x 12'1")

UPVC double glazed window to the front aspect overlooking St. Saviour's church, column-style radiator, high-level television point and moulded coving to the ceiling.



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### BEDROOM TWO

4.38m x 3.50m (14'5" x 11'6")

UPVC double glazed window to the rear aspect, column-style radiator, high-level television point and moulded coving to the ceiling.

### BEDROOM THREE

2.92m x 1.97m (9'7" x 6'6")

UPVC double glazed window to the front aspect and a column-style radiator.

### BATHROOM

3.22m x 2.08m (10'7" x 6'10")

Fitted with a four-piece suite consisting of a 'Victoria and Albert' freestanding bath, pedestal wash hand basin, low-level flush WC and a shower enclosure with mains-fed shower within. UPVC double glazed obscure window to the left aspect, tiled floor covering and complimentary tiled walls, a range of downlights, moulded coving to the ceiling and a ceiling-mounted extractor fan.

### GARDENS & GROUNDS

The property is accessed from Welham Road by a tarmac driveway which provides parking for 3-4 vehicles and extends to the storm porch and front entrance door. There is a gravelled garden area to the front right corner of the plot and the front of the property is enclosed behind hedging to all aspects. A timber gate to the left accesses a pathway leading along the left of the property to the rear garden which features several lawned area in addition to a paved patio area to the rear of the conservatory and a pergola to the rear left corner. The property also benefits from external water and power supplies.

### STUDIO

7.57m x 3.02m (24'10" x 9'11")

UPVC double glazed French doors to the right aspect and a matching picture window to the rear, tiled floor covering throughout, a range of ceiling-mounted downlights.



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## TENURE

Freehold

## COUNCIL TAX

Band B

## 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.

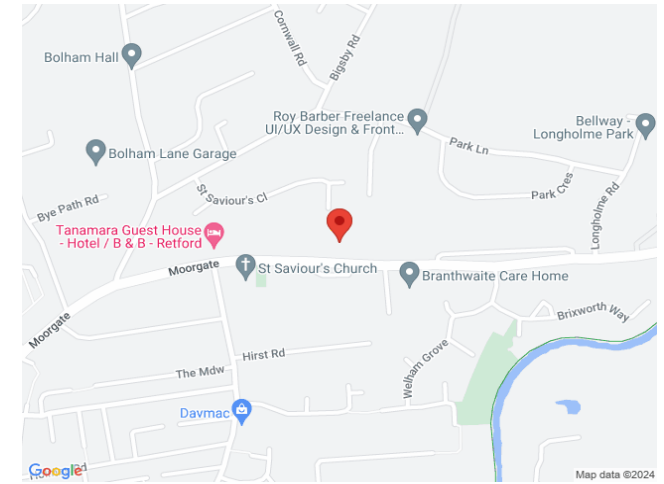




# Floorplan



Total area: approx. 110.6 sq. metres (1190.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		77
<b>C</b>		
(55-68)	57	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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