



74 Ollerton Road, Retford,
DN22 7TQ



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Fixed price £400,000

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This 1920's family home is well placed for accessing local amenities including Ordsall Bridon Cricket Club, Ordsall Primary School, public houses and convenience stores. Extended in 2019, the property offers superbly presented accommodation consisting of two reception rooms, utility room with w.c., four bedrooms (with one en-suite) and a bathroom. A focal point of the property is the stunning living kitchen with a vaulted ceiling, polished stone work surfaces and 'Siemens' appliances. Externally, the property features a covered entertaining area, a west-facing garden to the rear as well as a garage and driveway.





RECEPTION HALL 2.62m x 1.20m (8'7" x 3'11")

Double glazed obscure front entrance door, decorative tiled flooring, staircase to 1st floor, panelling to three-quarter height to right aspect, panel radiator.

SITTING ROOM 4.22m x 3.65m (13'10" x 12'0")

Double glazed rectangular bay window to front aspect, double glazed windows to rear aspect, fireplace with cast-iron multifuel stove within sitting on a brick hearth, television point, panel radiator.



DINING ROOM 4.02m x 3.34m (13'2" x 11'0")

Double glazed rectangular bay window to front aspect, panel radiator.

LIVING KITCHEN

The kitchen area is fitted with a range of shaker-style base and wall units with a contrasting island unit, polished stone work surfaces and tiled splashback. Fitted appliances include two 'Siemens' electric fan-assisted ovens, 'Siemens' four-zone induction hob with 'Siemens' extractor hood, as well as an integrated 'Bosch' dishwasher. There's also space and supply for an American-style fridge freezer, underlighting to the wall units, a tall column radiator, under-mounted sink with boiling water tap, timber effect flooring and opening leading into the living area. This has two column style radiators, a vaulted ceiling with four double-glazed roof lights and ceiling-mounted LED downlights, two double glazed windows to left aspect, bi-fold



doors to the rear leading out to the garden, pantry cupboard with shelving and quarry tiled floor within.

UTILITY ROOM 2.18m x 1.89m (7'2" x 6'2")

Double glazed obscure window to right aspect, low-level flush WC, wash hand basin with toiletry storage below, tiled flooring, column style radiator, range of shaker-style base and wall units consisting of soft close cupboards underneath stone effect work surfaces. Cupboard housing 'Baxi' gas-fired central heating boiler, space and plumbing for washing machine and tumble dryer.

1ST FLOOR-LANDING

Hatch accessing roofspace, doors leading to all first-floor bedrooms and bathroom.

BEDROOM ONE 3.72m x 2.67m (12'2" x 8'10")

Double glazed window to left aspect, ceiling mounted downlights, double panel radiator.

EN-SUITE 2.18m x 1.58m (7'2" x 5'2")

Walk-in shower enclosure with mains fed deluge shower within, low-level dual flush WC, wash hand basin with toiletry storage below, part-vaulted ceiling with double glazed roof light, ceiling mounted downlights, tiled flooring, extractor fan, ladder style towel radiator.

BEDROOM TWO 4.11m x 3.65m (13'6" x 12'0")

Double glazed windows to front and rear aspects, double panel radiator.



**NEWTON
FALLOWELL**



BEDROOM THREE 3.06m x 3.03m (10'0" x 9'11")

Timber effect flooring, double glazed window to front aspect, double panel radiator.

BEDROOM FOUR 2.45m x 1.85m (8'0" x 6'1")

Double glazed window to front aspect, double panel radiator.

BATHROOM 2.18m x 2.04m (7'2" x 6'8")

Roll top bath with mains fed deluge shower above, wash hand basin with toiletry storage below, low-level flush WC, decorative panelling to dado height, fully tiled walls to the area of bath, tiled flooring, column style radiator with towel rail attachment.

GARDEN & GROUNDS

The property features a driveway with further hardstanding to the front facilitating off road vehicle parking, as well as a pathway leading to the front entrance door. A pair of timber gates access a paved area, which leads to the garage and forms a patio area to the left of the kitchen. This extends to create a further patio area to the rear, which leads to the covered entertaining area. The remainder of the garden is laid to lawn, and enclosed behind fencing to all aspects.

GARAGE 4.71m x 3.16m (15'6" x 10'5")

Electrically operated roller shutter door to front aspect, double glazed obscure door to right aspect, power and light within, built-in bar area with shelving and base unit.



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.





NEWTON FALLOWELL



NEW FALL



NEWTON FALLOWELL



NEWTON FALLOWELL

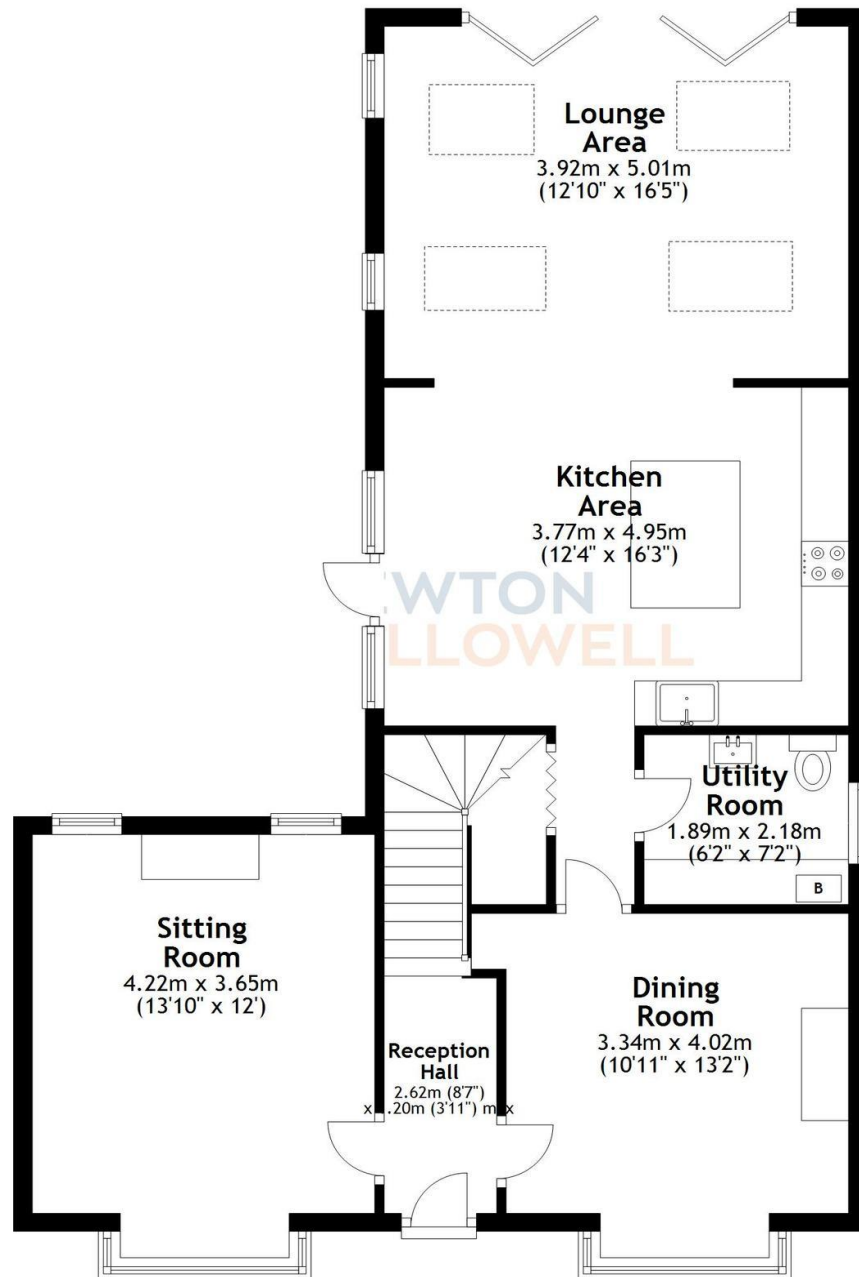


NEWTON FALLOWELL

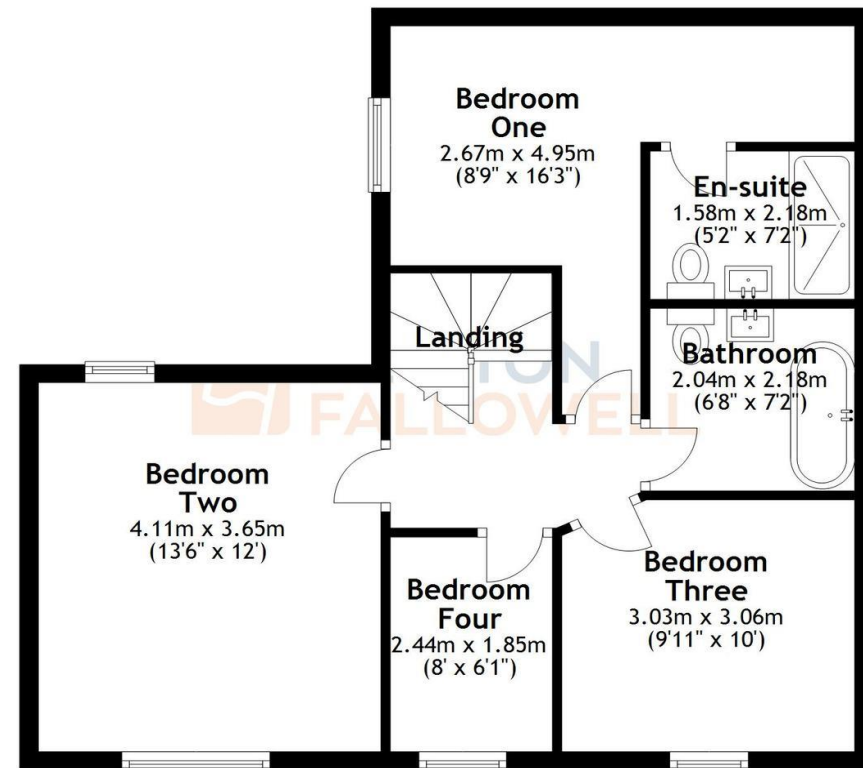


NEWTON FALLOWELL

Ground Floor



First Floor



Total area: approx. 138.1 sa. metres (1486.0 sa. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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