



2 Grieves Close, Retford,
DN22 7HL



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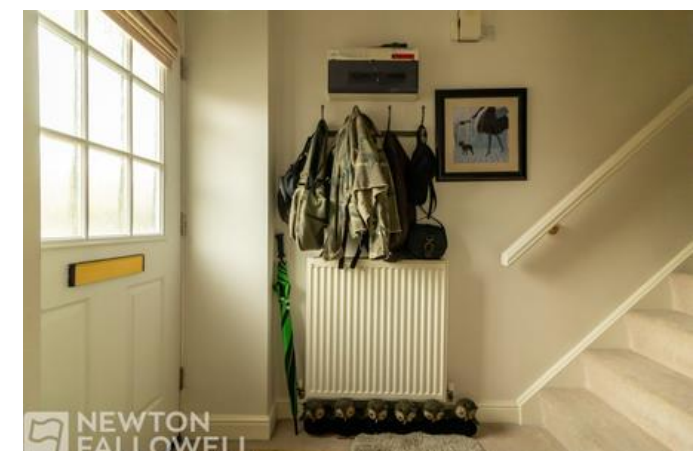


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£220,000

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This modern three-storey townhouse is situated on Grieves Close, a cul-de-sac located within walking distance of the town centre as well as Thrumpton Primary Academy. The property features a sitting room, dining kitchen, utility area and cloakroom, conservatory, three double bedrooms (one with en-suite) and a bathroom. Externally, there is a low-maintenance garden to the rear as well as a gated driveway and detached garage providing off road parking.





RECEPTION HALL 1.33m x 1.53m (4'5" x 5'0")

Double glazed obscure front entrance door, double panel radiator, BT point, coving to the ceiling, wall-mounted electric consumer unit and staircase leading to the first floor as well as a further door leading into;

SITTING ROOM 3.14m x 5.69m (10'4" x 18'8")

UPVC double glazed window to the front aspect, double panel radiator, coving to the ceiling, television point and a fireplace with coal-effect fire within. Further door leading into;

UTILITY ROOM 1.2m x 2.64m (3'11" x 8'8")

Fitted with a wall unit with a cupboard and timber-effect work surface with tiled splashbacks. Space and plumbing for a washing machine, space and supply for a tumble dryer, tiled floor covering, coving to the ceiling and doors leading to the kitchen and cloakroom.

CLOAKROOM 1.2m x 1.44m (3'11" x 4'8")

Fitted with a two-piece suite consisting of a low-level dual flush WC and pedestal wash hand basin with tiled splashback. Ceiling-mounted extractor fan and double panel radiator.

BREAKFAST KITCHEN 3.84m x 4.59m (12'7" x 15'1")

Fitted with a range of shaker-style base and wall units consisting of cupboards and drawers underneath timber-effect roll top work surfaces with tiled splashback. Appliances include a 'Whirlpool' electric oven, 'Neff' four-ring electric hob with 'Whirlpool' extractor hood above, under counter fridge and freezer and an integrated full-sized dishwasher. Featuring a continuation of the tiled floor covering from the utility area, double panel radiator, 1 1/2 bowl sink and drainer, coving to the ceiling throughout and a UPVC double glazed window to the rear aspect.

CONSERVATORY 2.89m x 4.34m (9'6" x 14'2")

UPVC double glazed windows to the left, rear and right aspects as well as a matching door to the rear giving access to the rear garden, power, light and a polycarbonate hipped roof above.

1ST FLOOR-LANDING 1.91m x 4m (6'4" x 13'1")

Staircase leading to the second floor as well as doors leading to all first-floor accommodation, a double panel radiator, coving to the ceiling and a storage cupboard with hanging rail within.

BEDROOM TWO 2.6m x 4.41m (8'6" x 14'6")

UPVC double glazed window to the rear aspect, double panel radiator and an under stair storage cupboard as well as a fitted double doored wardrobe unit with hanging rail and television point within.

BEDROOM THREE 2.6m x 3.95m (8'6" x 13'0")

UPVC double-glazed window to the front aspect, double panel radiator and a further double-doored wardrobe unit with hanging rail and shelf within.

SHOWER ROOM 1.9m x 2.91m (6'2" x 9'6")

Fitted with a three-piece suite consisting of a shower enclosure with a mains fed shower within, a low-level flush WC and pedestal wash hand basin. UPVC double glazed window to the front aspect, wall-mounted extractor fan, double panel radiator, fully tiled walls throughout and a bulkhead storage cupboard.

2ND FLOOR-LANDING 1.93m x 2.32m (6'4" x 7'7")

'Velux' double glazed roof light to the rear aspect and a cupboard housing the gas-fired combination central heating boiler (installed 2023).





 **NEWTON
FALLOWELL**



BEDROOM ONE 3.81m x 4.62m (12'6" x 15'2")

UPVC double glazed dormer-style window to the front aspect, double panel radiator, two eaves storage cupboards, double-doored wardrobe unit and a further single doored cupboard with hanging rail within.

EN-SUITE 2.01m x 2.6m (6'7" x 8'6")

Fitted with a three-piece suite consisting of a walk-in shower enclosure with mains-fed shower within, low-level dual flush WC and pedestal wash hand basin. Toiletry storage with a work surface above, eaves storage cupboard, tiled walls to half height to the rear of the wash hand basin, double panel radiator, ceiling-mounted extractor fan and Velux double glazed roof light to the rear aspect.

GARAGE 2.63m x 5.05m (8'7" x 16'7")

'Gliderol' roller shutter door to the front aspect as well as power and light.

GARDENS & GROUNDS

The garden to the rear is low maintenance and enclosed behind a combination of brick boundary walls and fencing, benefitting from external security lighting as well as external power and water supplies. A timber gate leads to Gala Way and a further opening leads to the driveway. The driveway can be accessed through a pair of timber gates off Gala Way and leads to the detached garage.

TENURE

Freehold

COUNCIL TAX

Band B



SERVICES

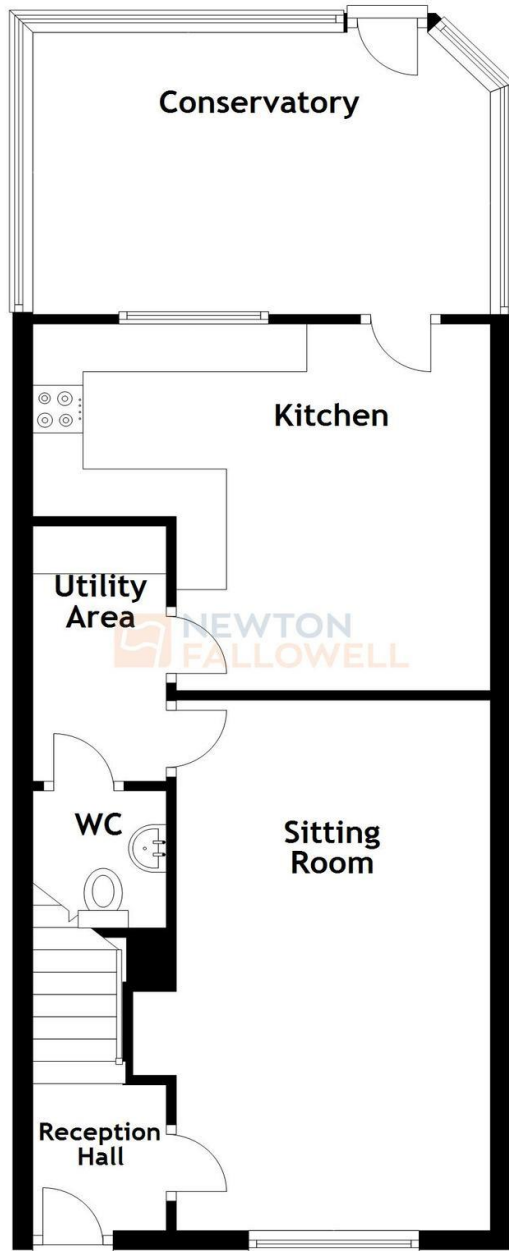
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DISCLAIMER

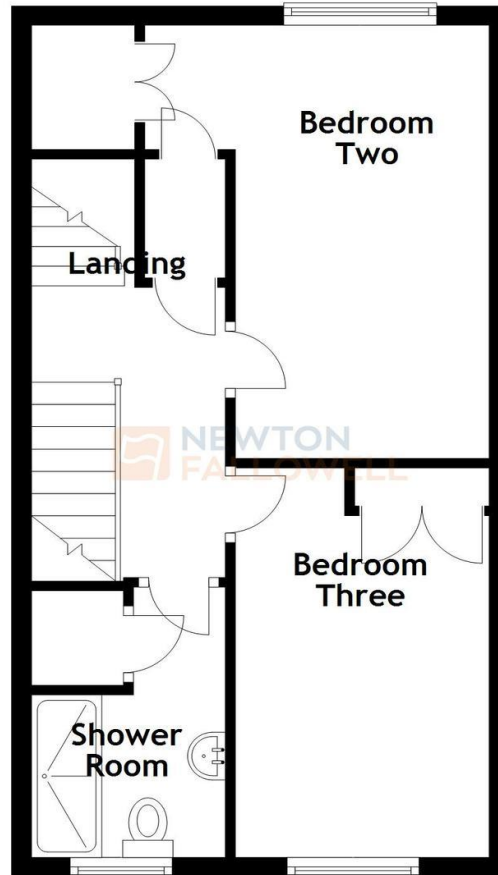
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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



Second Floor



Total area: approx. 126.0 sq. metres (1356.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	77	
(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		

