



3 Southgate, Retford,
DN22 7NS



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£450,000

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This immaculately presented family home lies within a popular cul-de-sac close to local amenities including convenience stores, public houses and Ordsall Primary School. This modern property features two reception rooms, a dining kitchen with utility room, four bedrooms with two en-suites, as well as a contemporary bathroom and a downstairs w.c. There is also a low maintenance garden to the rear, as well as a detached double garage with gated off-road parking.





RECEPTION HALL 1.75m x 5.71m (5'8" x 18'8")

Composite double glazed obscure front entrance door, staircase leading to 1st floor, ceiling mounted downlights, double panel radiator, broadband point, cloaks cupboard, 'Hive' smart thermostat.

CLOAKROOM 0.89m x 1.6m (2'11" x 5'2")

Low-level flush WC, corner mounted wash hand basin, double glazed obscure window to right aspect, tiled flooring, double panel radiator.

SITTING ROOM 3.68m x 5.89m (12'1" x 19'4")

Dual aspect reception room with double glazed window to front aspect and matching bi-folding doors to the rear, two double panel radiators, television point, fireplace with marble hearth.

STUDY 2.77m x 3.69m (9'1" x 12'1")

Double glazed window to front aspect, double panel radiator.

KITCHEN AREA 2.9m x 3.68m (9'6" x 12'1")

Fitted with range of base and wall units consisting of soft-close cupboards and drawers underneath solid timber work surfaces with tiled splashback. Appliances include a 'Rangemaster' dual-fuel five ring range cooker with extractor hood above, integrated dishwasher, as well as an integrated wine fridge. There is also a ceramic single bowl sink and drainer with pull-out mixer tap above, double glazed window to left aspect, timber effect flooring, range of ceiling mounted downlights.

DINING AREA 3.24m x 4.29m (10'7" x 14'1")

Timber effect flooring, double panel radiator, built-in tall unit with space within for American-style fridge freezer, downlights.

UTILITY ROOM 1.75m x 2.1m (5'8" x 6'11")

Further range of base and wall units consisting of cupboards with solid timber work surfaces, space and plumbing for a washing machine and tumble dryer, 'Franke' single bowl sink and drainer with mixer tap above, double glazed window to rear aspect, double panel radiator, timber effect flooring, 'Worcester' gas fired central heating boiler.

1ST FLOOR-LANDING 1.76m x 3.34m (5'10" x 11'0")

Hatch accessing roof space, tall column style radiator, cupboard housing 'Megaflo' hot water cylinder tank.

BEDROOM ONE 3.36m x 3.73m (11'0" x 12'2")

Double glazed window to left aspect, double panel radiator, television point.

DRESSING AREA 2.14m x 2.33m (7'0" x 7'7")

Double glazed window to rear aspect, double panel radiator.

EN-SUITE 2.11m x 2.33m (6'11" x 7'7")

Dual entry whirlpool bath, walk-in shower enclosure with deluge shower and handheld attachment, pedestal wash hand basin, low level dual flush WC, tiled flooring with complementary tiled walls and underfloor heating, ceiling mounted downlights, double glazed obscure window to rear aspect, chrome ladder style towel radiator, extractor fan.

BEDROOM TWO 3.18m x 3.74m (10'5" x 12'4")

Double glazed window to rear aspect, double panel radiator, television point.





NEWTON
FALLOWELL



EN-SUITE 1.75m x 2m (5'8" x 6'7")

Low-level flush WC, pedestal wash hand basin, fully tiled shower enclosure with mains fed shower within, double glazed obscure window to right aspect, chrome ladder style towel radiator.

BEDROOM THREE 2.44m x 3.71m (8'0" x 12'2")

Double glazed window to front aspect, double panel radiator, television point.

BEDROOM FOUR 2.37m x 2.61m (7'10" x 8'7")

Double glazed window to front aspect, double panel radiator, double-doored wardrobe with hanging rail and shelf within.

BATHROOM 2.15m x 2.25m (7'1" x 7'5")

Freestanding slipper bath with handheld shower attachment, shower enclosure with mains-fed shower within, pedestal wash hand basin, low-level flush WC, fully tiled walls with complementary tiled flooring, double glazed obscure window to front aspect.

GARDENS & GROUNDS

To the front, there is a pathway leading from Southgate to the front entrance door, as well as a paved driveway leading to a pair of timber gates which access a further parking area and the double garage. The garden to the rear features an artificial lawn area, a patio area immediately to the rear of the lounge, and fencing to all aspects.

DOUBLE GARAGE 5.35m x 5.4m (17'7" x 17'8")

Electrically operated roller shutter doors to front aspect, storage within the roof trusses, power and light within.

TENURE

Freehold



COUNCIL TAX

Band E

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

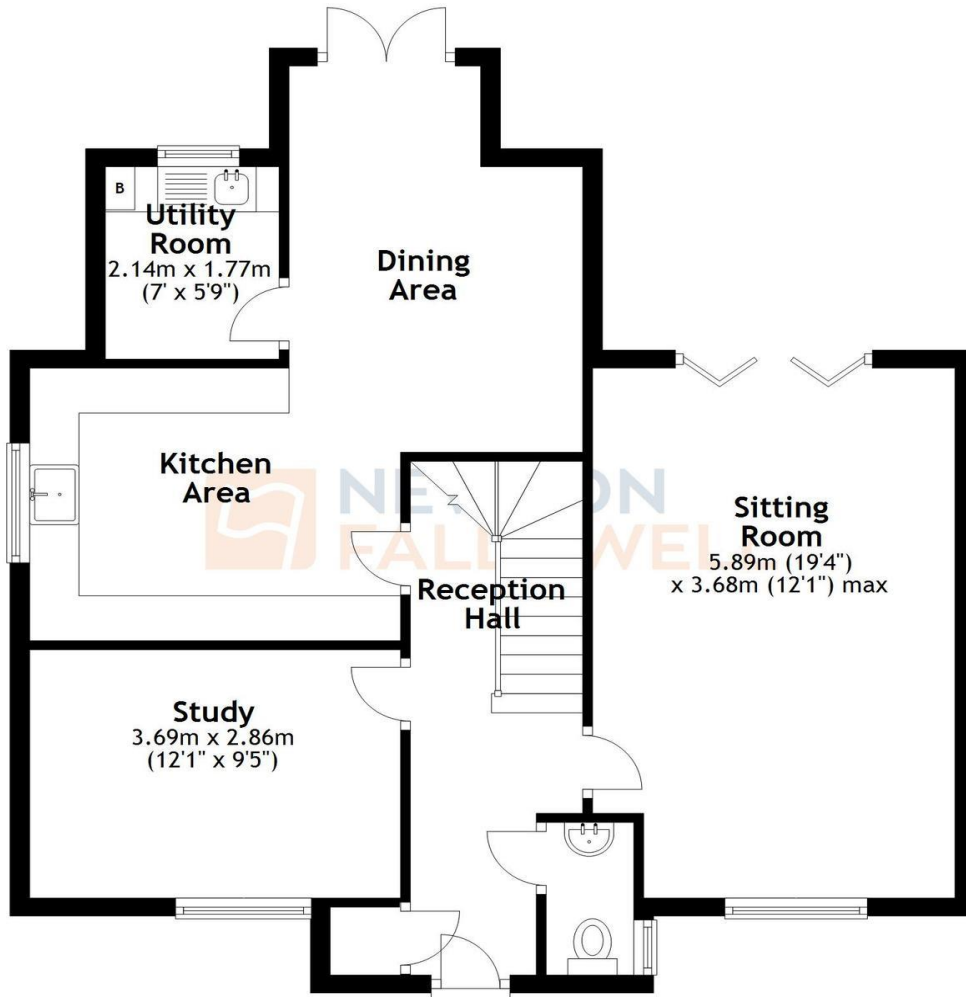
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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





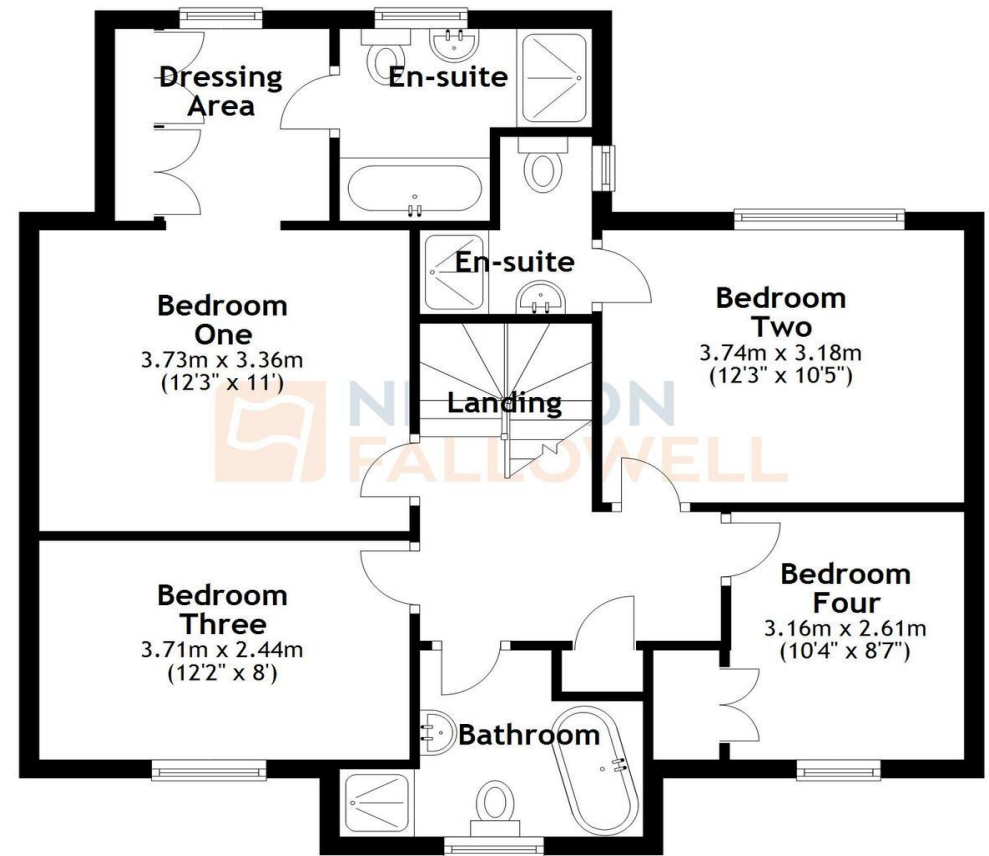
Ground Floor

Approx. 70.0 sq. metres (753.1 sq. feet)



First Floor

Approx. 69.1 sq. metres (743.9 sq. feet)



Total area: approx. 139.1 sq. metres (1497.0 sq. feet)



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