



15 White Park Place,  
Retford, DN22 7ZB





# £360,000

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This modern family home is situated on White Park Place, a popular cul-de-sac located close to local amenities such as convenience stores and Ordsall Primary School. The accommodation briefly consists of two reception rooms, fitted breakfast kitchen, four bedrooms (one with en-suite) and a bathroom. Externally, the property features an enclosed rear garden with marble patio area, as well as a garage and driveway.







### RECEPTION HALL 3.33m x 5.18m (10'11" x 17'0")

Composite obscure double glazed front entrance door with UPVC double glazed sidelights, coving to the ceiling, 'Karndean' floor covering, staircase leading to the first floor with under stair storage cupboard, oak veneer doors leading to the majority of the reception rooms and cloakroom, wall-mounted electric consumer unit as well as a wall-mounted thermostat for the central heating and ceiling-mounted smoke detector.

### SITTING ROOM 3.45m x 5.19m (11'4" x 17'0")

A dual aspect reception room with UPVC double glazed splayed bay window to the front aspect and UPVC double glazed sliding patio door giving access to the patio area. Two single panel radiators, BT point, television point, continuation of the 'Karndean' flooring and a fireplace with multi fuel stove within.

### DINING ROOM 3.05m x 5.17m (10'0" x 17'0")

A dual aspect room with UPVC double glazed splayed bay windows to the front and left aspects, television point, single panel radiator, coving to the ceiling and a continuation of the Karndean floor covering.

### BREAKFAST KITCHEN 3.47m x 5.91m (11'5" x 19'5")

Fitted with a range of base and tall units consisting of cupboards and drawers underneath stone effect work surfaces with matching upstand. Appliances include a 'Zanussi' dishwasher, an integrated upright fridge freezer, as well as an integrated washing machine. The kitchen also has space and supply for a dual fuel range cooker, ceramic one and a half bowl sink and drainer, tiled flooring, double panel radiator, double glazed windows to left aspect, matching French doors to the right aspect and further double glazed door to rear aspect, 'Ideal' gas-fired central heating boiler.

### CLOAKROOM 1.31m x 1.77m (4'4" x 5'10")

Fitted with a two-piece suite consisting of a low-level dual flush WC and a wall-mounted wash hand basin with chrome taps. Featuring a continuation of the Karndean floor covering, single panel radiator, wall-mounted extractor fan and a UPVC double-glazed obscure window to the rear aspect.

### 1ST FLOOR-LANDING 2.96m x 3.35m (9'8" x 11'0")

UPVC double glazed window to the front aspect, single panel radiator, doors leading to all bedrooms and bathroom at first floor, a cupboard housing the 'Homeflow' unvented hot water cylinder tank and a hatch accessing the roof space.

### BEDROOM ONE 3.5m x 5.21m (11'6" x 17'1")

A dual-aspect bedroom with UPVC double glazed windows to the front and rear aspects, two single panel radiators, wall-mounted thermostat, double doored wardrobe unit and a further door leading into;

### EN-SUITE 1.74m x 1.92m (5'8" x 6'4")

Fitted with a fully tiled shower enclosure with mains-fed shower within, pedestal wash hand basin with chrome taps and low-level dual flush WC. UPVC double glazed obscure window to the rear aspect, single panel radiator, tiled walls to half height and a timber-effect vinyl floor covering as well as a wall-mounted extractor fan.

### BEDROOM TWO 3.16m x 3.5m (10'5" x 11'6")

A dual aspect bedroom with UPVC double glazed windows to the left and right aspects and a single panel radiator.







**NEWTON  
FALLOWELL**





**NEWTON FALLOWELL**

### BEDROOM THREE 2.5m x 3.1m (8'2" x 10'2")

UPVC double glazed window to the front aspect and a single panel radiator.

### BEDROOM FOUR 2.55m x 3.1m (8'5" x 10'2")

UPVC double-glazed window to the left aspect and a single panel radiator.

### BATHROOM 2.14m x 2.28m (7'0" x 7'6")

Fitted with a three piece suite consisting of a panel bath with chrome taps and electric 'Mira' shower above, pedestal wash hand basin with chrome taps and a low-level dual flush WC. UPVC double glazed obscure window to the rear aspect, single panel radiator, wall-mounted extractor fan and a timber-effect vinyl floor covering.

### GARDENS & GROUNDS

The garden to the rear features a marble patio area immediately to the rear of the sitting room and to the right of the kitchen and a raised composite decked area with oak pagoda above. The remainder of the garden is laid to lawn and is enclosed behind a combination of brick boundary walls and fencing to all aspects with a hardstanding for a garden shed to the rear right corner currently used for a hot tub and a mature border along the rear aspect of the property. The rear garden also features an external power supply as well as security lighting and external water supply.

### GARAGE 3.11m x 5.98m (10'2" x 19'7")

Two steel 'Hormann' up and over doors to the front aspect, storage within the roof trusses as well as power and lighting within the garage. The garage has been partially sectioned to create a further useful room.



**NEWTON FALLOWELL**



**NEWTON FALLOWELL**

## GYM/WORKSHOP 2.74m x 3.88m (9'0" x 12'8")

Wall-mounted electric heater and timber-effect floor covering.

## TENURE

Freehold

## COUNCIL TAX

Band D

## 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.

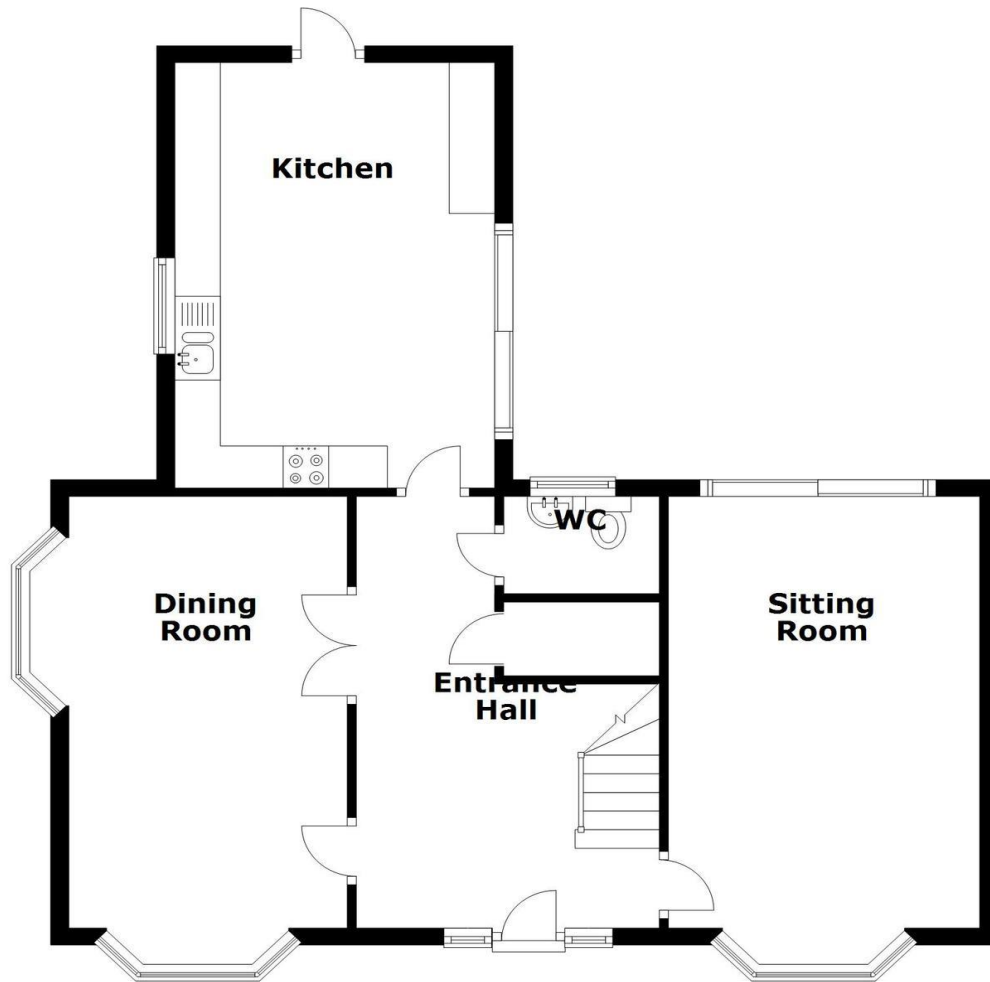






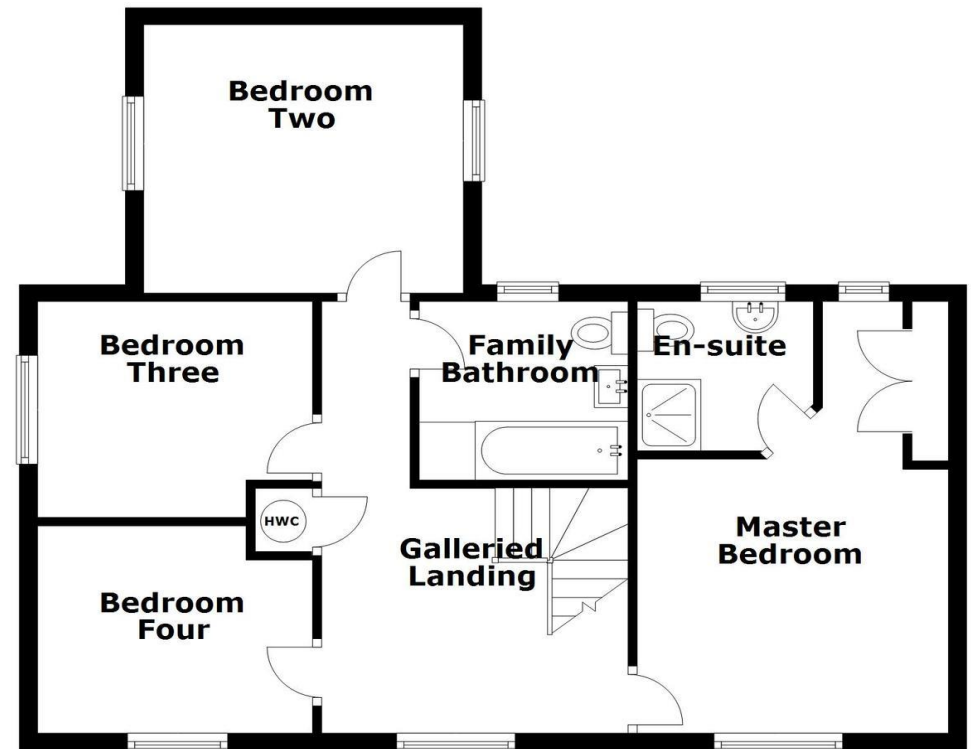
### Ground Floor

Approx. 70.4 sq. metres (757.7 sq. feet)



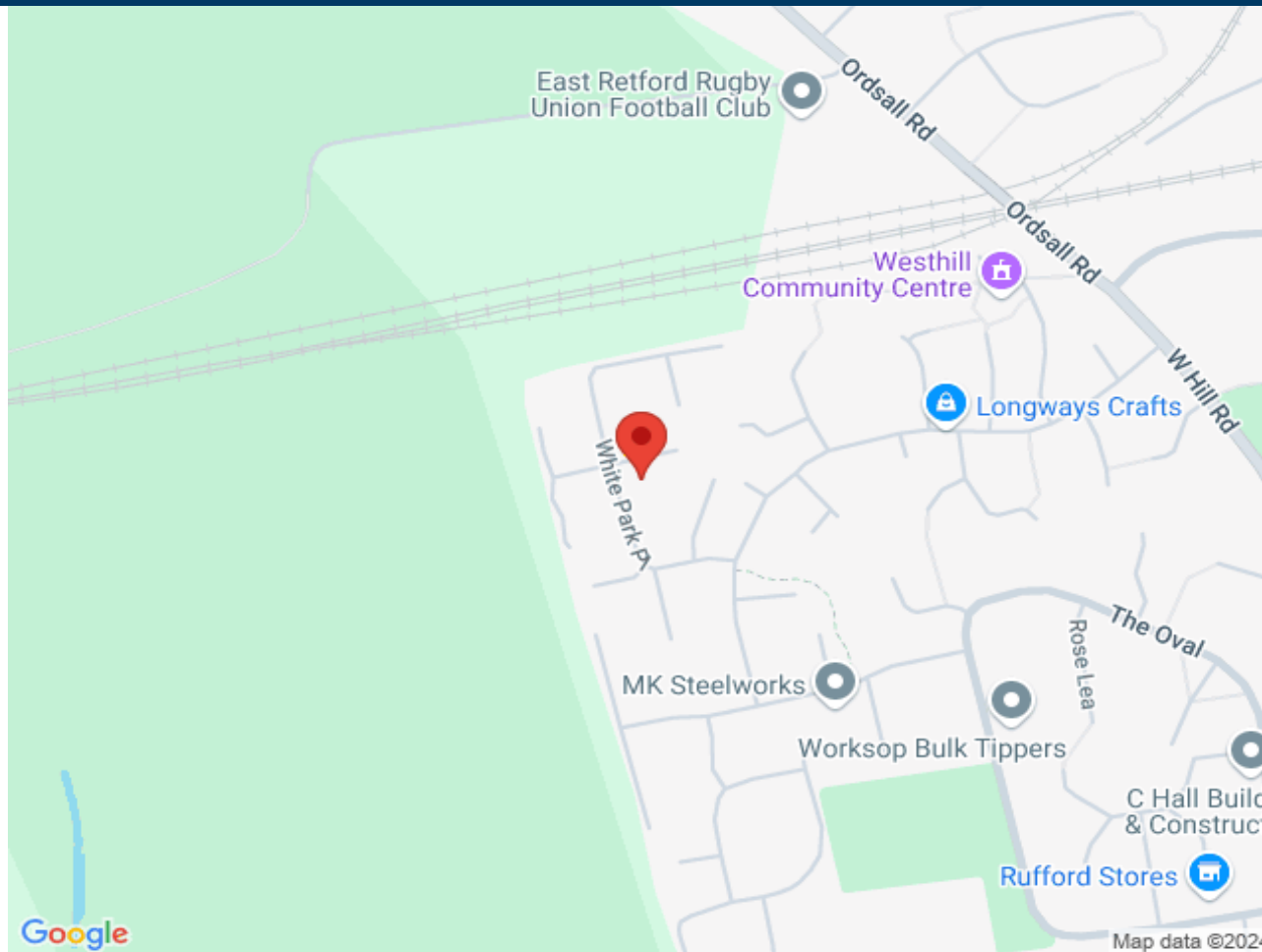
### First Floor

Approx. 63.0 sq. metres (678.6 sq. feet)



Total area: approx. 133.4 sq. metres (1436.3 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <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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