



7 Westbourne Close,  
Retford, DN22 7ES



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# £200,000

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This very well-presented home on Westbourne Close would make an ideal home for a growing family - featuring accommodation consisting of an L-shaped sitting room, dining room, kitchen, conservatory, three bedrooms and a shower room. The property sits on an excellent sized plot, with a landscaped garden to the rear, as well as a driveway and attached garage.





### RECEPTION HALL 1.19m x 4.24m (3'11" x 13'11")

Double glazed front entrance door with double glazed window to front aspect, column style radiator, cloaks cupboard, door leading to sitting room.

### SITTING ROOM 4.41m x 5.93m (14'6" x 19'6")

Double-glazed window to front aspect, single panel radiator and further column-style radiator, double-glazed sliding doors leading to the conservatory, fireplace with coal-effect fire, and open riser staircase leading to the first floor.

### KITCHEN 2.57m x 3.49m (8'5" x 11'6")

Fitted with a range of Shaker-style base and wall units consisting of soft close cupboards and drawers underneath solid timber work surfaces with matching upstand. Appliances include an electric oven, four ring electric hob with extractor hood, an integrated 'Hotpoint' dishwasher, integrated 'Blomberg' washing machine. The kitchen also has a double glazed window to rear aspect, 1 1/2 bowl sink and drainer, under lighting to the wall units, tiled flooring, space and supply for an upright fridge freezer and an archway leading to the dining room.

### DINING ROOM 2.48m x 4.54m (8'1" x 14'11")

Double glazed window to front aspect, column style radiator, solid timber flooring, cupboard housing electric consumer unit.

### CONSERVATORY 2.48m x 5.14m (8'1" x 16'11")

Timber effect flooring, windows to rear and left aspects with door leading out to the patio area, tall column style radiator, cupboard housing gas fired central heating boiler.

### 1ST FLOOR-LANDING 1.02m x 4.52m (3'4" x 14'10")

Double glazed window to left aspect, timber effect flooring.

### BEDROOM ONE 3.14m x 3.53m (10'4" x 11'7")

Double glazed window to rear aspect, double panel radiator, range of fitted wardrobe units with chest of drawers within, further double-doored wardrobe unit with hanging rail within.

### BEDROOM TWO 2.32m x 3.67m (7'7" x 12'0")

Double glazed window to front aspect, double panel radiator.







### BEDROOM THREE 2.46m x 2.54m (8'1" x 8'4")

Double glazed window to rear aspect, open bulkhead storage area with shelving, double panel radiator, timber effect flooring.

### SHOWER ROOM 2.42m x 3.22m (7'11" x 10'7")

Walk-in shower enclosure with mains-fed deluge shower and handheld attachment, wash hand basin with toiletry storage below, low-level dual flush WC with concealed cistern, composite walls to half height (full height to the area of shower) and decorative panelling to dado height, column-style radiator with towel rail attachment, two double-glazed obscure windows to front aspect, hatch accessing roof space.

### GARDENS & GROUNDS

To the front, a paved driveway leads to the attached garage and the front entrance door. A gate to the left aspect accesses the landscaped rear garden, which is divided into several areas. There is a raised patio area with a summerhouse, an artificial lawned area, as well as a further patio area to the rear of the property with a water feature.





## GARAGE 3.56m x 6.34m (11'8" x 20'10")

Power and light within, roller-shutter door to front aspect, passenger door to rear aspect.

## 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.

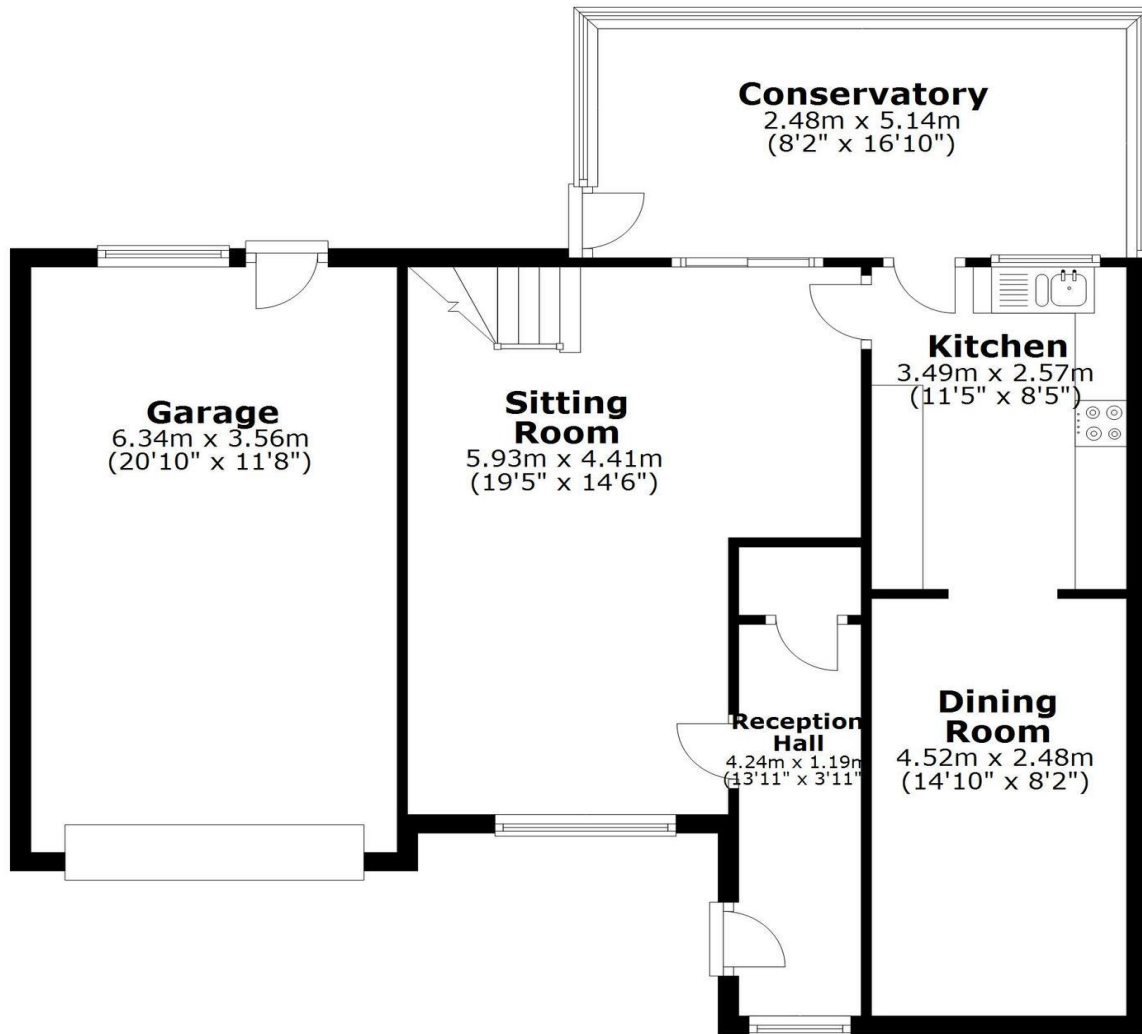
## DISCLAIMER

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.



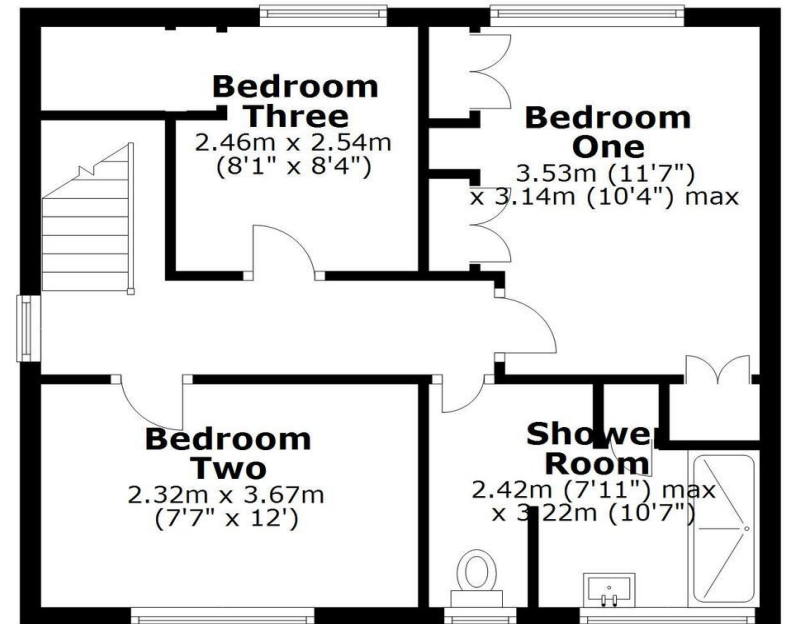
## Ground Floor

Approx. 86.4 sq. metres (930.1 sq. feet)

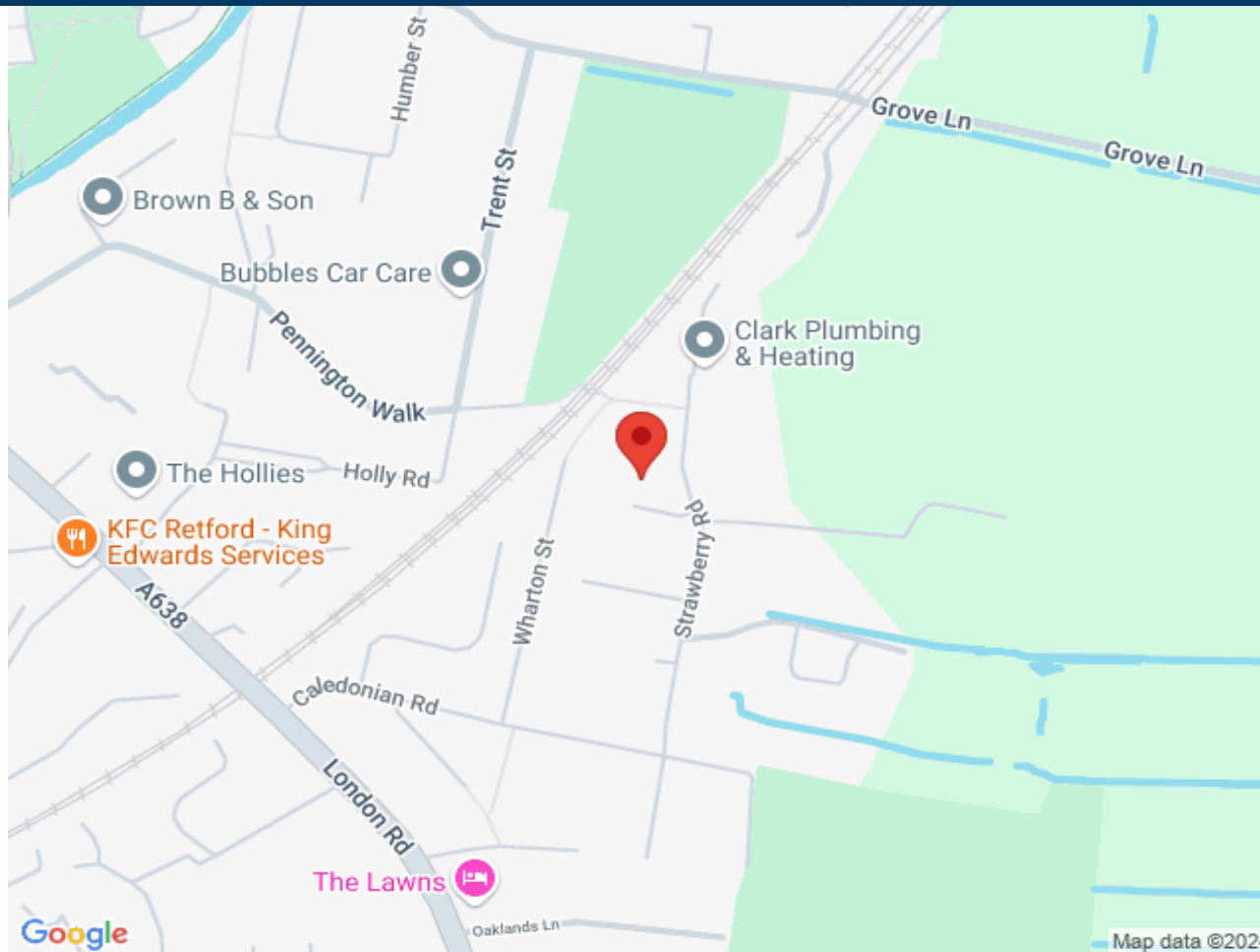


## First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 129.1 sq. metres (1389.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(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	
WWW.EPC4U.COM		

