



6 Birkdale Grove, Retford,
DN22 7DS

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£300,000

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This modern extended family home lies on the cul-de-sac of Birkdale Grove, located on the south-west edge of Retford. The property features versatile accommodation suitable for a growing family, including three reception rooms, a contemporary re-fitted dining kitchen, four bedrooms (one featuring a dressing room) and a bathroom. Externally, there is off road parking to the front, as well as an enclosed rear garden.





ENTRANCE LOBBY 1.09m x 1.52m (3'7" x 5'0")

Double glazed obscure side entrance door, double glazed window to front aspect, double doored cloaks cupboard, electric heater.

SITTING ROOM 2.98m x 5.4m (9'10" x 17'8")

Double glazed window to front aspect, double panel radiator, wall-mounted 'Dimplex' log-effect fire, broadband and television points, ceiling mounted downlights.



DINING ROOM 2.65m x 2.93m (8'8" x 9'7")

Double panel radiator, double glazed window to rear aspect, ceiling mounted downlights, stairs leading to 1st floor.

PLAY ROOM 2.61m x 2.93m (8'7" x 9'7")

Double glazed French doors leading out to the decked area and garden beyond, timber effect flooring, range of ceiling mounted downlights.



CLOAKROOM 0.9m x 2.25m (3'0" x 7'5")

Wash hand basin with work surface and toiletry storage below, low-level flush WC.

DINING KITCHEN 2.63m x 6.97m (8'7" x 22'11")

Fitted with a range of Shaker-style in-frame base and wall units consisting of soft close cupboards and drawers underneath stone effect work surfaces with matching up stand. Appliances include a dishwasher, 'Blomberg' full-height fridge, space and supply for a

dual-fuel range cooker, space and plumbing for a washing machine, timber effect flooring with underfloor heating, range of ceiling mounted downlights, double glazed windows to front and rear aspects, 1 1/2 bowl sink and drainer, double glazed obscure stable style door to right aspect.

1ST FLOOR-LANDING 1.4m x 3.21m (4'7" x 10'6")

Doors leading to all bedrooms and bathroom, cupboard housing 'Ideal' gas-fired combination central heating boiler.

BEDROOM ONE 2.61m x 4.78m (8'7" x 15'8")

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

DRESSING ROOM 2.09m x 2.59m (6'11" x 8'6")

Double glazed obscure window to rear aspect, mounted electric heater.

BEDROOM TWO 2.91m x 2.99m (9'6" x 9'10")

Double glazed window to front aspect, double panel radiator, double-doored wardrobe unit with hanging rails within.

BEDROOM THREE 2.92m x 3.89m (9'7" x 12'10")

Double glazed window to rear aspect, double panel radiator, double-doored wardrobe unit with hanging rails within.



**NEWTON
FALLOWELL**



BEDROOM FOUR 2.05m x 2.44m (6'8" x 8'0")

Double glazed window to front aspect, double panel radiator.

BATHROOM 1.66m x 2.21m (5'5" x 7'4")

Panel bath with mains fed shower above, wash hand basin with toiletry storage below, low-level flush WC with concealed cistern, double glazed window to rear aspect, chrome ladder style towel radiator, ceiling mounted downlights.

GARDENS & GROUNDS

The property features off-road parking to the front facilitated by a concrete driveway, with a further secure parking area accessed through timber gates. There is also a path leading along the right aspect to a gate accessing the rear garden. The rear garden is enclosed behind fencing to all aspects, with lawned and decked areas as well as security lighting and a water supply.

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



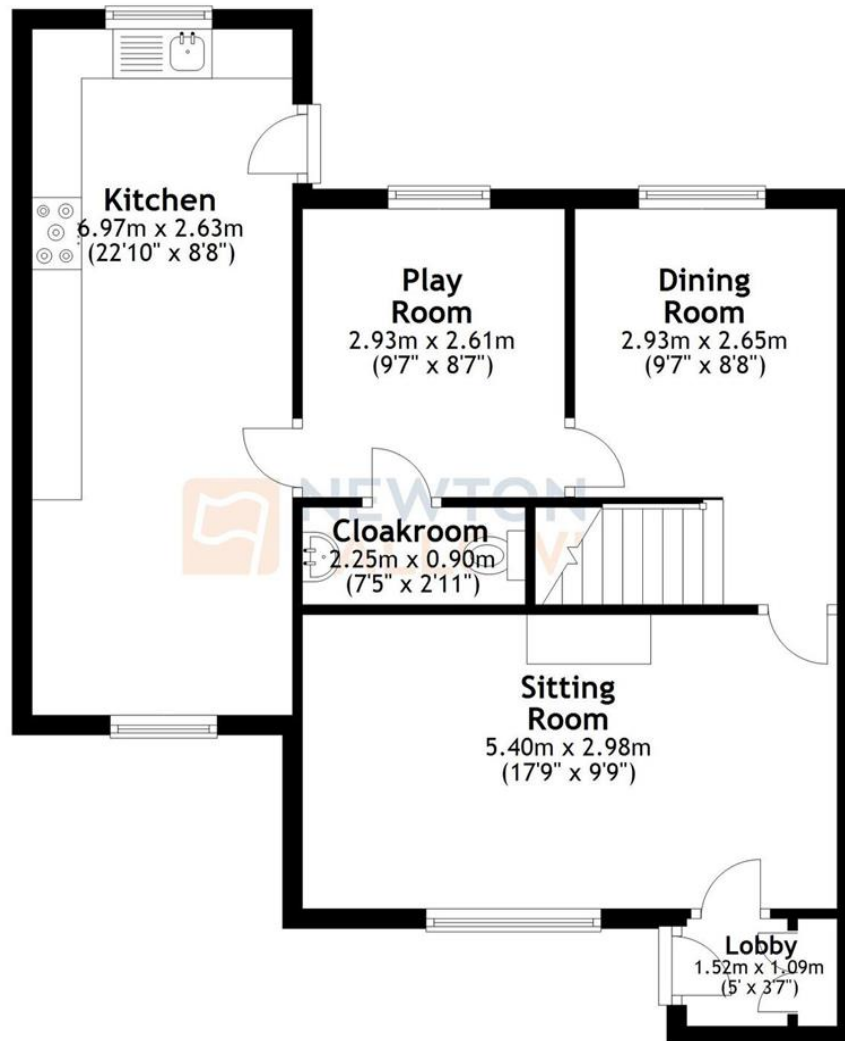
service reports before finalising their offer to purchase.

DISCLAIMER

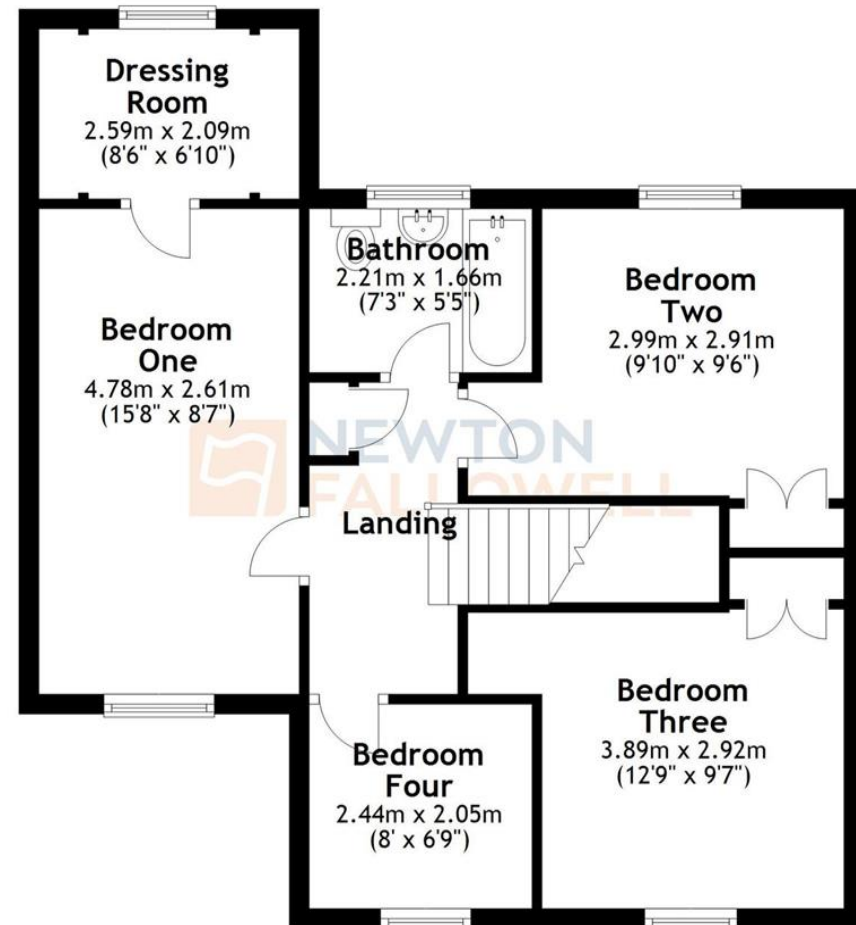
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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



Ground Floor



First Floor



Total area: approx. 115.7 sq. metres (1245.0 sq. feet)

