



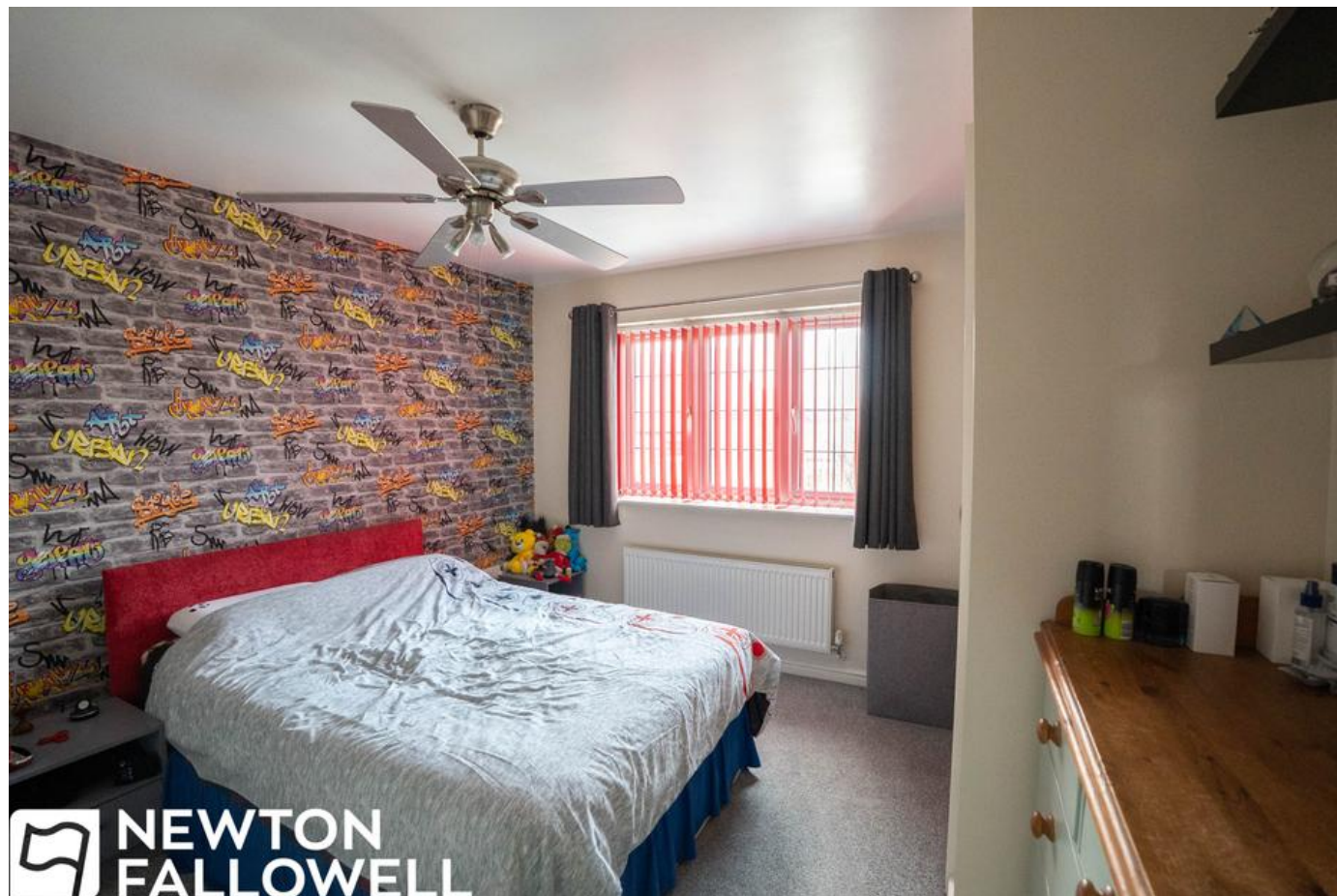
2 Adrians Walk, Retford, DN22 7WB

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£340,000



This impressive detached property on Adrians Walk, Retford, combines modern living with practicality. The four-bedroom layout includes a master with en-suite, providing ample space for a growing family. The private driveway and single garage add convenience. The fully enclosed rear garden is ideal for outdoor activities and relaxation. Situated on a contemporary development, this home is well-connected and offers a desirable lifestyle.





ENTRANCE HALL

Front entrance door with obscure glass light and matching sidelight, double panel radiator, coving to ceiling, timber effect laminate floor covering, telephone point, stairs to the first floor with under-stair storage cupboard.

SITTING ROOM 5.09m x 3.29m (16'8" x 10'10")

An excellent sized reception room with uPVC double glazed window to front aspect, coving to ceiling, two double panel radiators, contemporary electric fire sitting on a stone hearth with mantel.

DINING ROOM 3.04m x 2.64m (10'0" x 8'8")

Double panel radiator, timber effect laminate floor covering continuing from the sitting room, coving to ceiling, uPVC double glazed French doors leading out to patio area and garden beyond.

KITCHEN 3.91m x 3.53m (12'10" x 11'7")

Nicely appointed kitchen fitted with a range of base and wall units consisting of cupboards underneath granite style roll top work surfaces with matching upstands. Pan storage drawer, 1 1/4 bowl stainless steel sink and drainer with chrome mixer tap, four ring electric hob.

UTILITY ROOM 1.62m x 1.62m (5'4" x 5'4")

Laminate floor covering to match kitchen, base and wall units to match kitchen, uPVC

double glazed door leading out to rear garden, space and plumbing for washing machine and tumble dryer, wall mounted 'Ideal' gas fired central heating boiler

W.C. 0.8m x 1.62m (2'7" x 5'4")

Two piece suite consisting of a low-level dual flush w.c. and a corner-mounted wash hand basin with chrome mixer tap and tiled splashbacks. Wall mounted heated towel rail. Upvc double glazed obscure window to right aspect, ceiling mounted extractor fan.

CONSERVATORY 3.74m x 3.29m (12'4" x 10'10")

Double glazed to three aspects. French doors leading to patio.

GARAGE 5.31m x 2.53m (17'5" x 8'4")

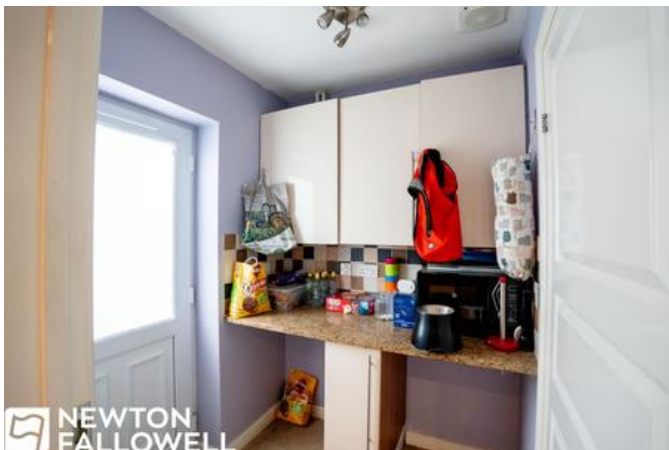
Power and light, steel up-and-over garage door.

FIRST FLOOR-LANDING

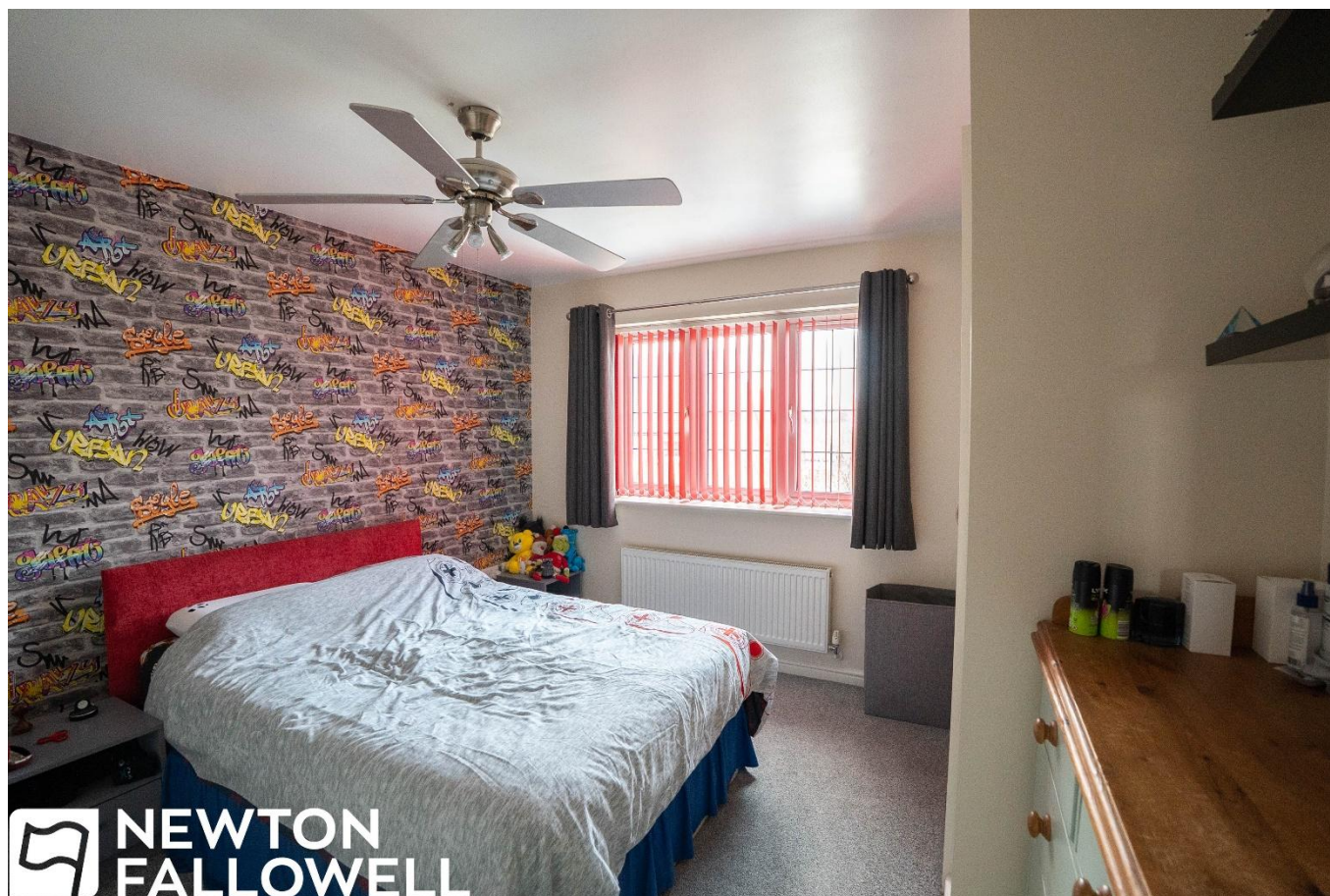
Upvc double glazed window to front aspect, double panel radiator, coving to ceiling, airing cupboard housing hot water tank with slatted shelving above, access to main house roof space.

MASTER BEDROOM 3.66m x 3.4m (12'0" x 11'2")

Upvc double glazed window to rear aspect, double panel radiator, double-doored wardrobe unit with hanging rail and shelf above, television point.



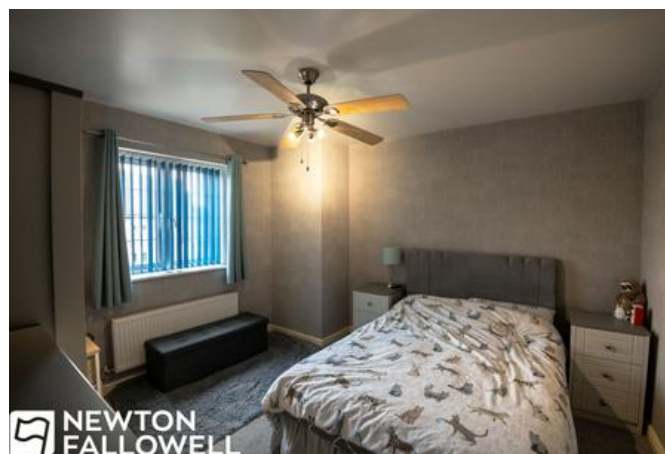




**NEWTON
FALLOWELL**



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FALLOWELL**



**NEWTON
FALLOWELL**

MASTER EN SUITE 1.14m x 2.63m (3'8" x 8'7")

Three piece suite consisting of a fully tiled shower enclosure with mains fed shower within, a wall mounted wash hand basin with chrome mixer tap and tiled splashbacks, as well as a low-level dual flush w.c. Upvc double glazed obscure.

BEDROOM TWO 3.7m x 3.29m (12'1" x 10'10")

Upvc double glazed window to front aspect, double panel radiator,

BEDROOM THREE 4.24m x 2.53m (13'11" x 8'4")

Upvc double glazed window to front aspect, double panel radiator, coving to ceiling, wardrobe unit with hanging rail and shelf above.

BEDROOM FOUR 2m x 2.31m (6'7" x 7'7")

Upvc double glazed window to rear aspect, double panel radiator, double-doored wardrobe unit with hanging rail and shelf above.

FAMILY BATHROOM 2.55m x 2.24m (8'5" x 7'4")

Three piece suite consisting of a panel bath with chrome mixer tap and handheld shower attachment as well as folding shower screen, low-level flush w.c. with concealed cistern and a wash hand basin built into a vanity unit with cupboards below.

EXTERNALLY

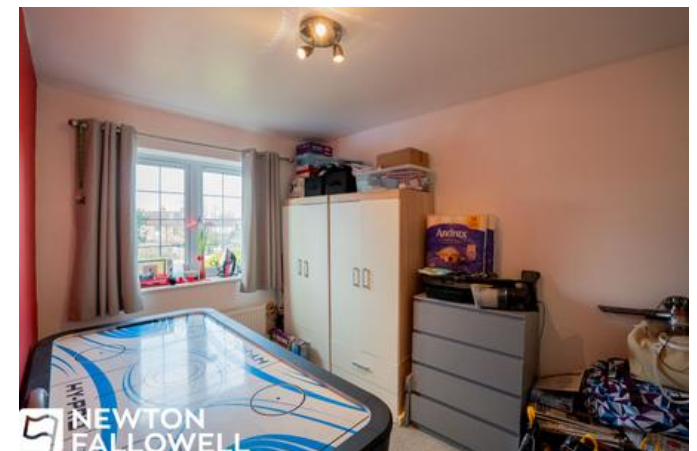
The property is entered from Adrians Walk onto a brick paved driveway, which leads to the garage and front entrance door. The rear garden is laid to lawn with patio area and hard standing for external sheds. Adjacent to the property is a small strip of land that is part of the property.

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. Any site measurements given are subject to site survey.

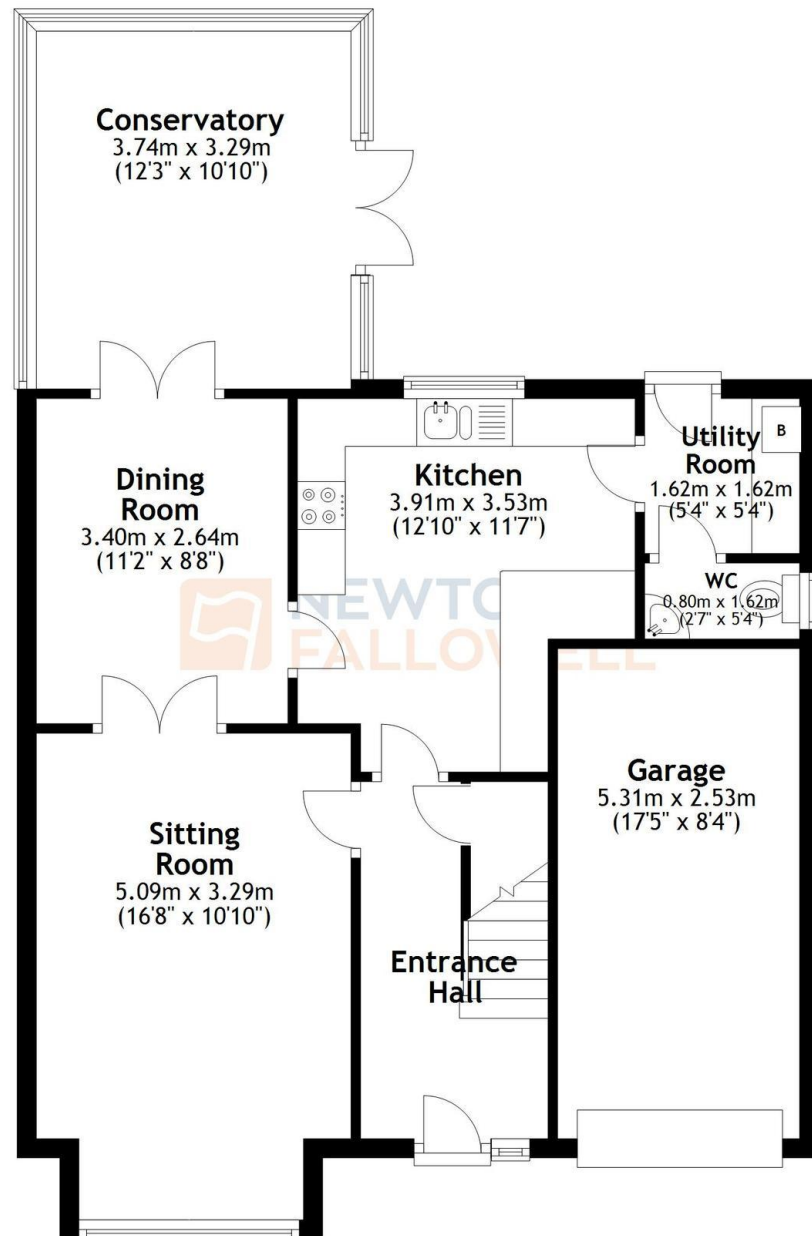
SERVICES

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.

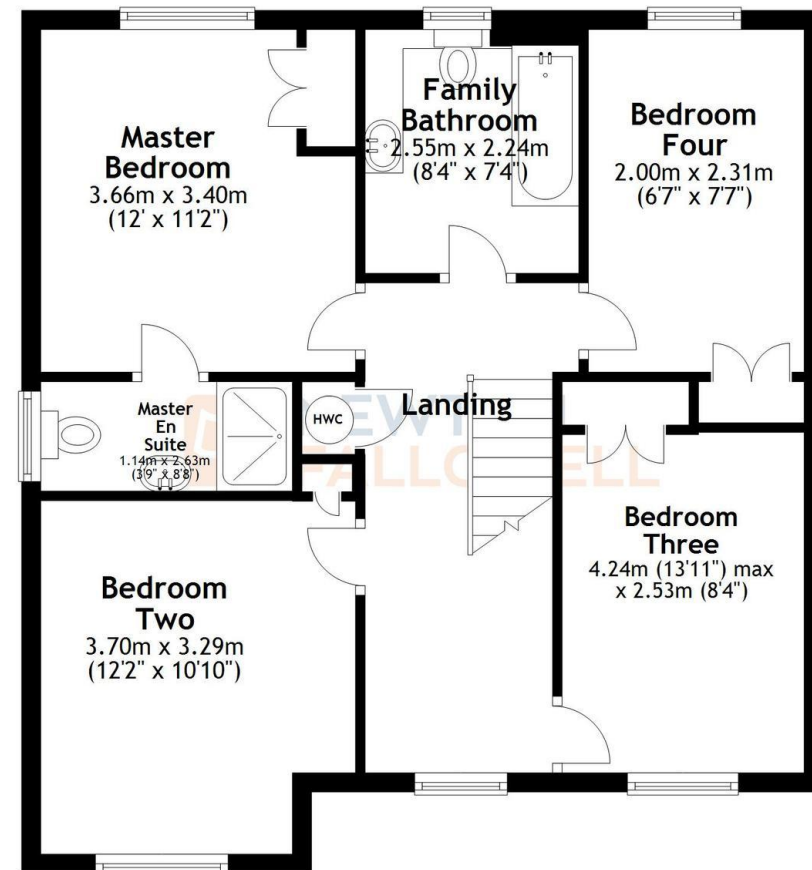




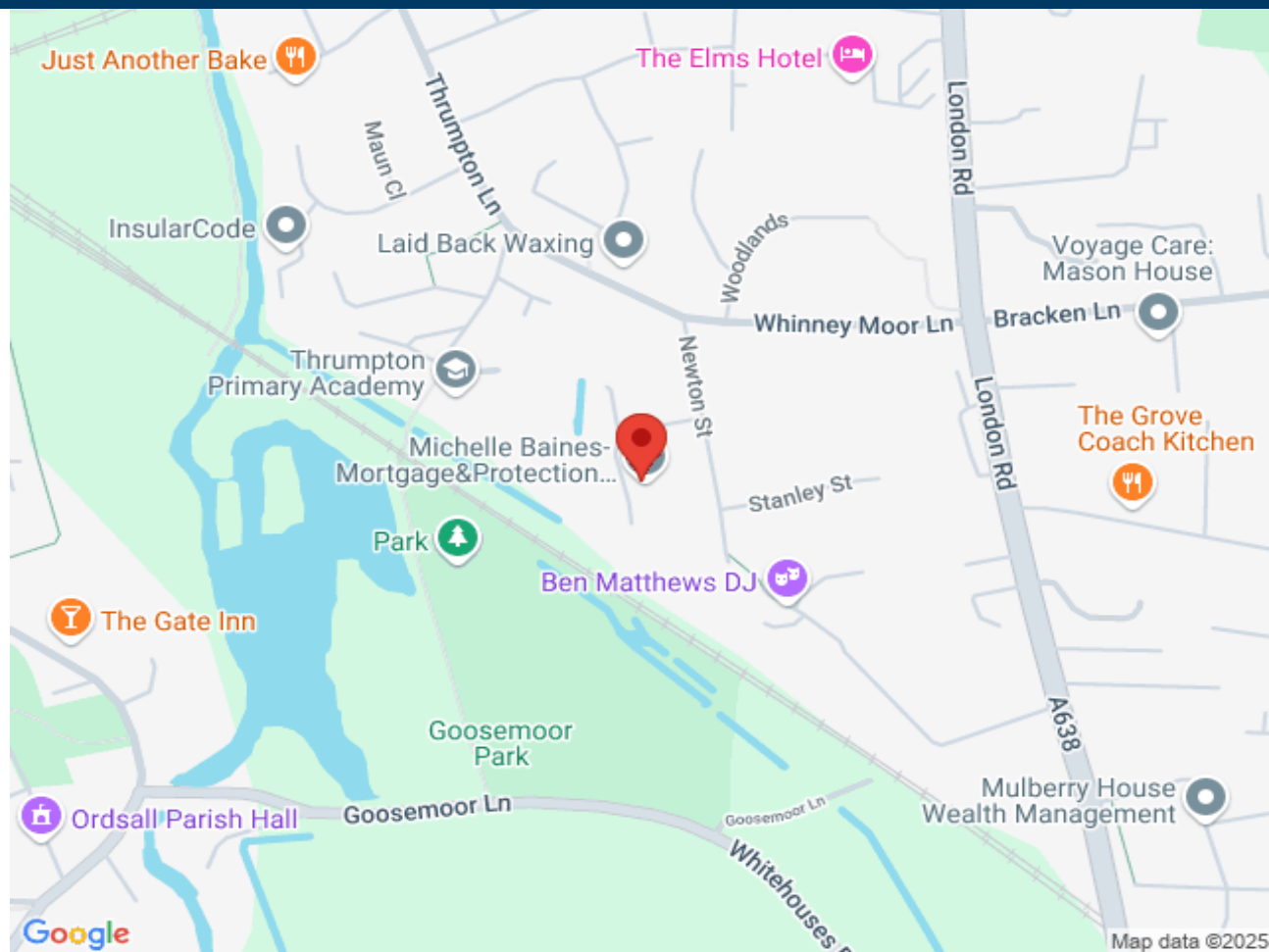
Ground Floor



First Floor



Total area: approx. 142.3 sq. metres (1531.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		