



7 Cornwall Road, Retford, DN22 6SH



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# £360,000



Situated within a highly desirable enclave of Retford, 7 Cornwall Road presents an immaculately maintained bungalow, offering a superb opportunity for effortless living. This charming property is offered with the distinct advantage of no upward chain, streamlining the purchasing process for a swift and straightforward move. Imagine enjoying the tranquillity of bungalow life in this sought-after location, with convenient access to local amenities and the picturesque surroundings of Retford. This is a rare chance to acquire a beautifully presented home ready for immediate occupancy in a prime residential area.





## RECEPTION HALL 1.67m x 4.97m (5'6" x 16'4")

Composite obscure double-glazed front entrance door with matching obscure double-glazed side lights. Double panel radiator. Moulded coving and cornice to the ceiling. Sliding doored cupboards with hanging rail and shelving within. Doors leading to the rest of the accommodation.



## LOUNGE 4.54m x 4.69m (14'11" x 15'5")

An excellent sized dual aspect reception room with UPVC double glazed windows to front and left aspect. Double panel radiator. Television point. Stone fireplace with gas coal effect fire within.



## DINING KITCHEN 3.64m x 4.02m (11'11" x 13'2")

Dual aspect with UPVC double glazed windows to rear and left aspects. Fitted with a range of gloss base and wall units consisting of cupboards and drawers underneath timber effect work

surfaces with metro tiled splashbacks. Integrated upright "LAMONA" fridge freezer. "LAMONA" electric fan-assisted oven with microwave combination oven above. "LAMONA" four-ring gas hob with brushed stainless steel extractor hood above. Integrated "LAMONA" dishwasher. Single bowl sink and drainer. Vinyl floor covering. Tall column-style radiator. Larder unit containing the "IDEAL" gas-fired combination central heating boiler.

## BEDROOM ONE 3.31m x 3.97m (10'11" x 13'0")

UPVC double glazed window to front aspect. Single panel radiator. Sliding doored wardrobe unit with hanging rail and shelf above. Coving to the ceiling.

## BEDROOM TWO 2.9m x 3.37m (9'6" x 11'1")

UPVC double glazed window to rear aspect. Single panel radiator. Coving to the ceiling.





### BEDROOM THREE 2.59m x 3.03m (8'6" x 9'11")

Coving to the ceiling. Panel radiator. Television point. UPVC double-glazed French doors with integrated blinds leading out to the rear garden.

### BATHROOM 2.15m x 2.59m (7'1" x 8'6")

Four-piece suite consisting of a panel bath. Off-set quadrant shower enclosure with mains feed shower within. Wash hand basin with toiletry storage below. Low-level flush WC with concealed cistern. Decorative tiled walls to half height to areas of sanitary wear. Vinyl floor covering. Ladder-style radiator. UPVC double glazed obscure window to rear aspect. The ceiling is composite boarded with a range of LED ceiling mount downlights.



### GARDENS AND GROUNDS

The property is accessed either by a tarmac driveway which leads to the single garage or a pathway leading



from Cornwall Road across the front of the property to the front entrance door. This pathway extends along the left aspect of the property to a pair of wrought iron gates accessing the rear garden. The rear garden features a good-sized patio area running across the bungalow and a hardstanding for a garden shed to the rear left corner. The remainder of the garden is laid to lawn with some mature borders. The garden is enclosed behind fencing and hedging to all aspects.

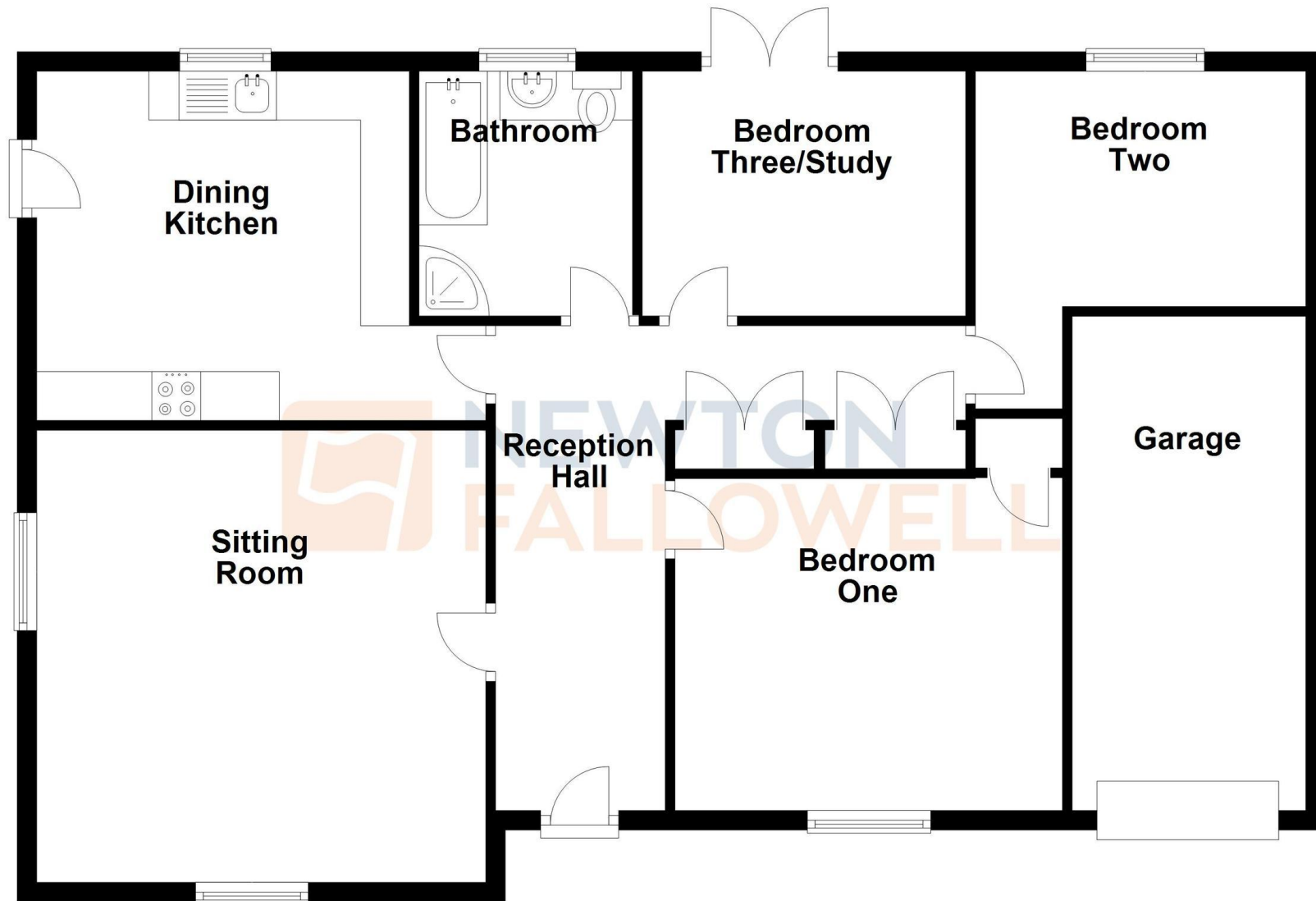
## DISCLAIMER

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.

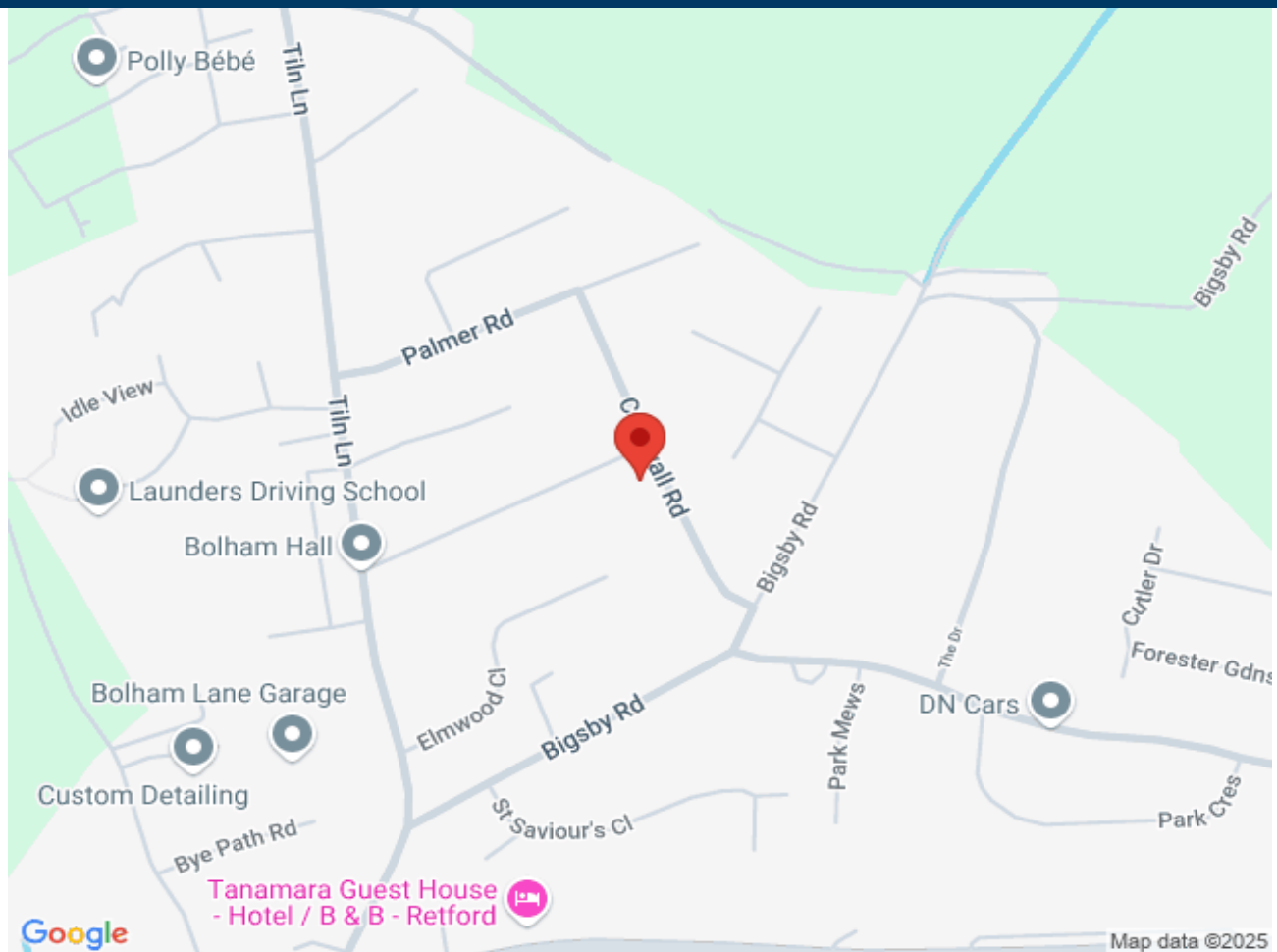


## Ground Floor

Approx. 102.0 sq. metres (1097.9 sq. feet)



Total area: approx. 102.0 sq. metres (1097.9 sq. feet)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76 C
55-68	<b>D</b>		
39-54	<b>E</b>	52 E	
21-38	<b>F</b>		
1-20	<b>G</b>		