



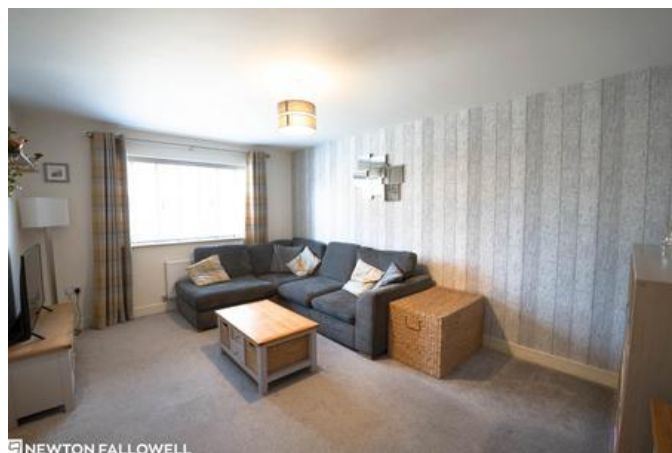
2 Matilda Drive, Retford, DN22 6UD



£310,000



This modern home at 2 Matilda Drive features a recently updated kitchen, perfect for contemporary living. The property boasts a spacious rear garden with a patio, ideal for outdoor entertaining. Inside, you'll find a comfortable lounge and a downstairs WC. The home offers four bedrooms, including a master ensuite, providing ample space. A garage with power and lighting adds further appeal to this stylish residence.





Entrance hallway

Front door with obscure double glazed glass, single panel radiator, wooden effect flooring continued from the kitchen, under stairs cupboard.

Downstairs WC 2.09m x 0.89m (6'11" x 2'11")

Single panel radiator, pedestal wash hand basin, concealed flush toilet, double glazed obscure glass window to the front aspect.

Lounge 4.8m x 3.36m (15'8" x 11'0")

Single panel radiator, double glazed window to the front aspect, TV point, carpeted throughout.

Kitchen / Diner 4.33m x 6.03m (14'2" x 19'10")

French doors leading to the rear aspect, double glazed window to the rear aspect, double panel radiator. Newly fitted kitchen with wall and floor-mounted cupboards, integrated fridge freezer, 'Bosch' gas hob, double fan-assisted oven, bowl and a quarter stainless steel sink with drainer and mixer tap, space and plumbing for a washing machine,

space and plumbing for a dishwasher, wooden effect flooring throughout. Double panel radiator.

First floor landing

Single panel radiator, carpeted throughout, and airing cupboard.

Bedroom one 3.89m x 2.84m (12'10" x 9'4")

Double glazed window to the front aspect, single panel radiator, TV point, carpet throughout, and door leading to ensuite.

Ensuite 1.39m x 1.99m (4'7" x 6'6")

Concealed flush WC, pedestal wash hand basin, enclosed shower unit with floor-to-ceiling tiles and wall-mounted shower controls and showerhead.

Bedroom two 3.21m x 2.55m (10'6" x 8'5")

Double glazed window to the rear aspect, single panel radiator, carpeted throughout.

Bedroom three 2.21m x 3.36m (7'4" x 11'0")







Single panel radiator, double glazed window to the rear aspect, carpeted throughout.

Bedroom four 2.73m x 2.47m (9'0" x 8'1")
Double glazed window to the front aspect, single panel radiator, carpet throughout.

Bathroom 2.1m x 1.94m (6'11" x 6'5")
Panel bath with overhead wall-mounted shower unit and screen, pedestal wash hand basin, concealed flush toilet, wall-mounted heated towel rail, double glazed obscure glass window to the right aspect.

Garage 5.91m x 3.01m (19'5" x 9'11")
Lighting and power within.

Garden and grounds

Private and enclosed rear garden with border access leading to the drive and patio area for entertaining.

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

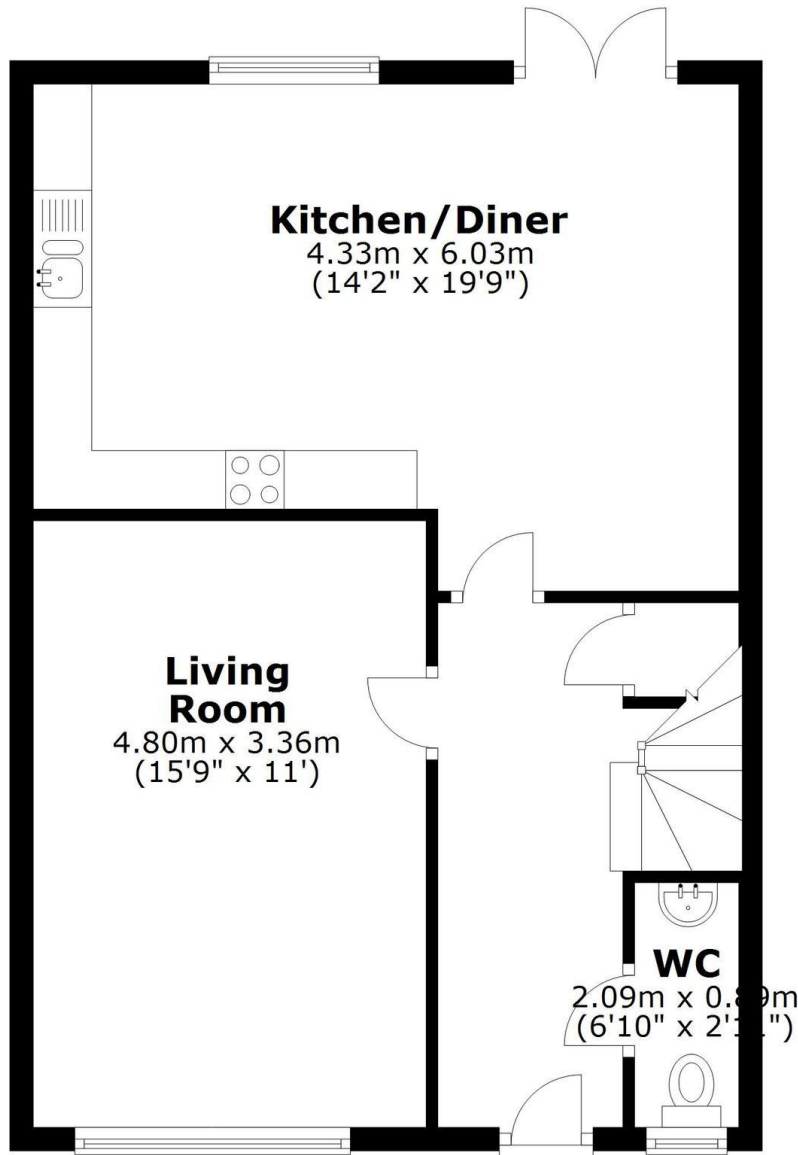
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





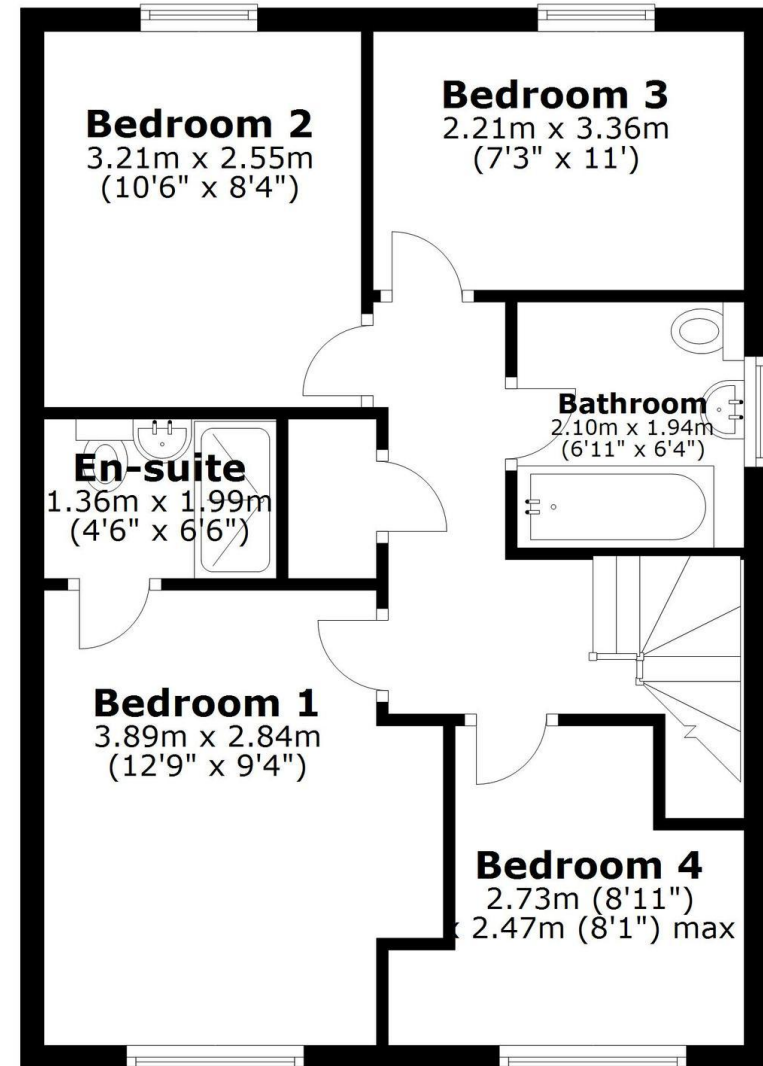
Ground Floor

Approx. 57.9 sq. metres (623.4 sq. feet)

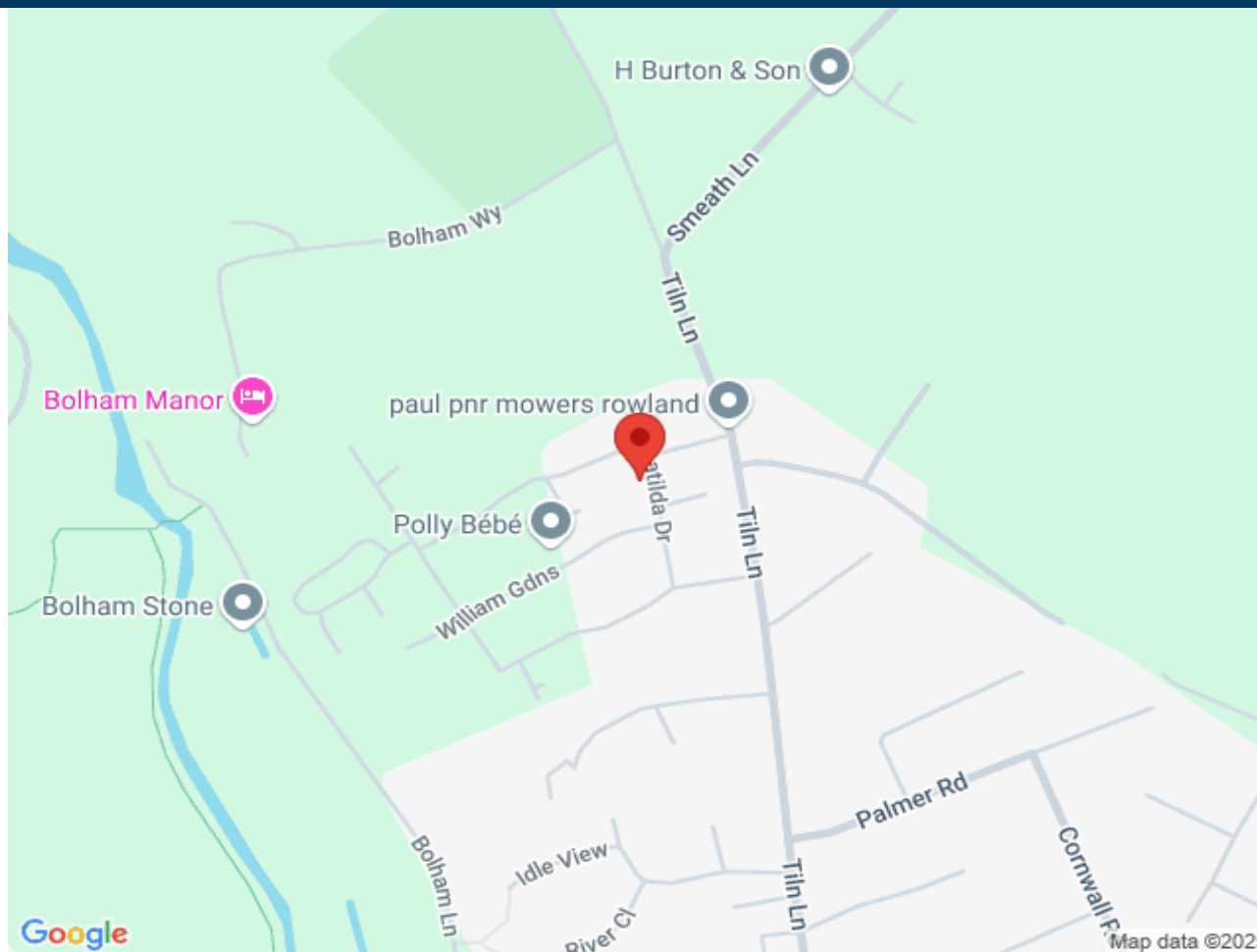


First Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



Total area: approx. 108.6 sq. metres (1169.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		