



79 Welham Road, Retford, DN22 6TW



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£315,000



Nestled in the desirable Welham Road area of Retford, this recently renovated three-bedroom detached home offers a high standard of modern living. The property boasts a stylish kitchen diner with a central island, integrated Bosch appliances, and French doors leading to the rear garden. The spacious living room features a fireplace, creating a cosy focal point. Upstairs, the contemporary bathroom includes a walk-in shower and a separate panel bath. A driveway provides ample parking and leads to a substantial garage, while the private rear garden offers a tranquil outdoor space.





Reception Hallway

Door with obscure single pane glass and single pane sidelights, wood flooring throughout into the kitchen, double panel radiator.

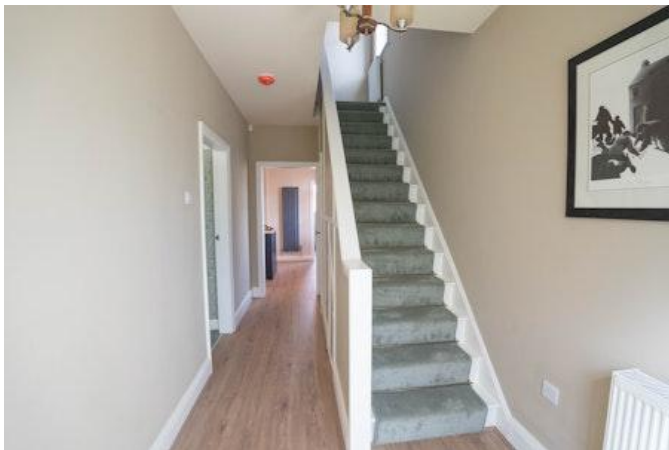
Living Room 3.76m x 3.59m (12'4" x 11'10")

Fireplace and surround, TV point, single panel radiator, five double glazed windows to the front aspect, carpeted throughout.



Kitchen / Diner 6.1m x 5.56m (20'0" x 18'2")

Bowl sink with mixer tap and drainer, double glazed window to the right aspect, large island with vertical radiator, continuation of flooring throughout from the entrance hallway, integrated oven (Bosch) and four-ring electric induction hob (Bosch), wall and floor-mounted cupboards (grey), set solid work surface, single panel radiator, French doors leading to the rear garden, panel radiator, and TV point. Integrated dishwasher and integrated fridge freezer.



Utility 2.2m x 2.38m (7'2" x 7'10")

Plumbing and space for freestanding washing machine, space for freestanding dryer, vertical radiator, double glazed obscure glass door leading to the right aspect and driveway.

Downstairs WC

Double glazed obscure glass window to the right aspect, wall-mounted wash hand basin, dual flush WC.

Landing

Double glazed window to the right aspect, single panel radiator, carpeted throughout with solid banister.

Bedroom One 3.87m x 3.57m (12'8" x 11'8")

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

Bedroom Two 3.69m x 3.57m (12'1" x 11'8")



Double glazed window to the rear aspect, TV point, and single panel radiator.

Bedroom Three 2.43m x 2.01m (8'0" x 6'7")

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

Bathroom 2.01m x 2.61m (6'7" x 8'7")

Walk-in shower with wall-mounted shower controls and overhead showerhead, sink with mixer tap on vanity unit, panel bath, two double glazed obscure glass windows to the right aspect, dual flush toilet, wall-mounted long radiator, tiled floor to ceiling and tiled flooring.



Garage 10.83m x 4.2m (35'6" x 13'10")

Power and lighting within, and two single glazed windows.

Garden

Laid to lawn with path running down the side, allowing for side access of the garage.

Disclaimer

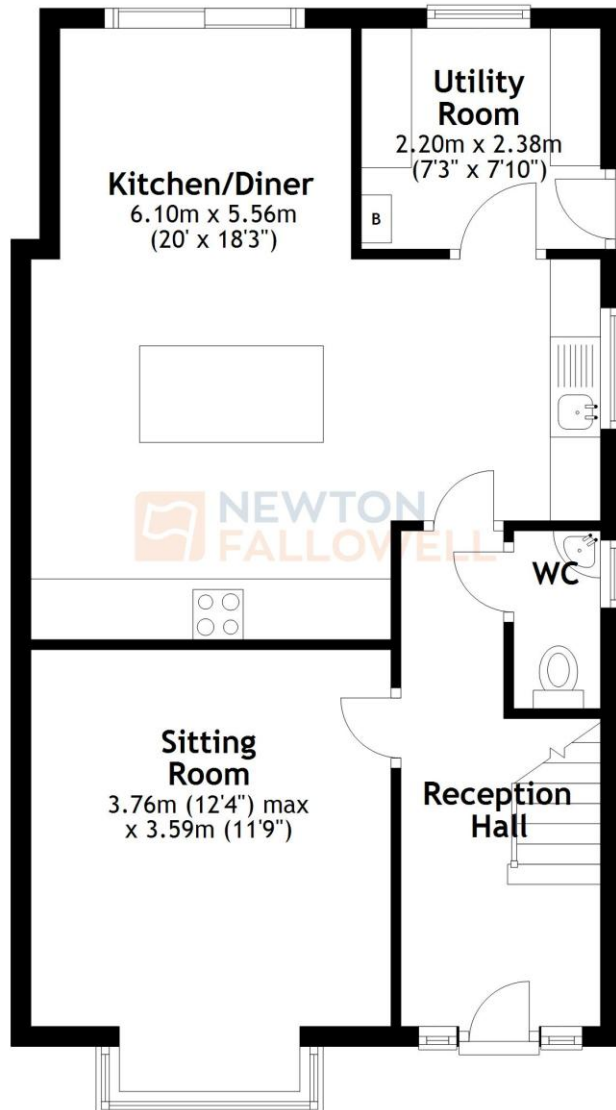
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Services

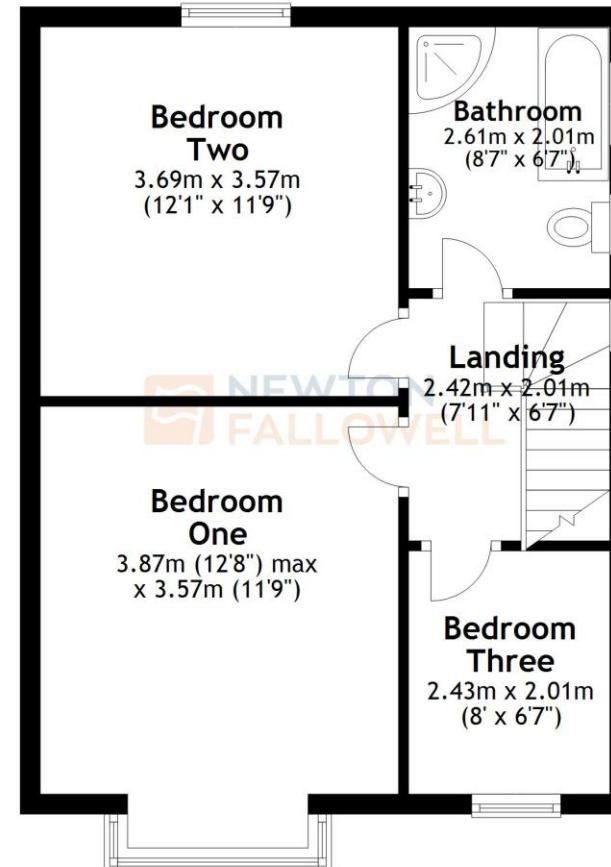
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



Ground Floor



First Floor



Total area: approx. 97.8 sq. metres (1052.2 sq. feet)

