



19 Alma Road, Retford, DN22 6LW

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£310,000



This SUBSTANTIAL VICTORIAN PROPERTY boasts MANY ORIGINAL FEATURES, and is located within WALKING DISTANCE OF THE TOWN CENTRE. Featuring THREE RECEPTION AREAS, a fitted kitchen, a study/fifth bedroom with wetroom off (providing POTENTIAL ANNEXE USAGE), four bedrooms and a bathroom. Sitting on a plot measuring approximately 1/5th of an acre, the property also features a driveway and detached garage, as well as an enclosed lawned garden to the rear with summerhouse and decked areas.





RECEPTION HALL 6.67m x 1.68m (21'11" x 5'6")

Obscure and stained glass front entrance door, stone-effect tiled floor covering, staircase leading to the first floor and doors leading to the sitting room, dining room and kitchen. Decorative features in the reception hall include moulded coving and cornice to the ceiling as well as a feature arch.

SITTING ROOM 4.37m x 3.8m (14'4" x 12'6")

UPVC double glazed splayed bay window to the front aspect, double panel radiator, cupboard to the front left corner housing the electric consumer unit and a television point. The feature of this room is the gas coal-effect fire within an Italian marble surround with matching hearth, further features include coving, cornice and decorative plasterwork to the ceiling.

DINING ROOM 3.92m x 4.1m (12'11" x 13'6")

A dual aspect room with UPVC double glazed windows to the left and rear aspects, double panel radiator, television point, coving and cornice to the ceiling, as well as an ornate ceiling rose. Original boarded flooring throughout as well as a further fireplace with decorative surround and gas point if required.

CLOAKROOM 1.47m x 0.74m (4'10" x 2'5")

Fitted with a low-level flush WC with concealed cistern and wall-mounted wash hand basin with chrome mixer tap. Ceiling-mounted downlight, timber-effect floor covering and tiles to the front aspect wall with a decorative border.

KITCHEN 4.01m x 3.37m (13'2" x 11'1")

Fitted with a range of shaker style base and wall units consisting of cupboards and drawers underneath granite-style roll top work surfaces with tiled splashbacks. Appliances include a 'Belling' range-style cooker with six ring gas hob

situated within a decorative chimney-breast feature, integrated 'Siemens' dishwasher, integrated upright fridge freezer as well as a 'Myson' kickboard heater and space and plumbing for a washing machine. The kitchen also features a 1 1/2 bowl ceramic sink and drainer with chrome mixer tap, a UPVC double glazed window to the left aspect and decorative coving to the ceiling as well as an ornate ceiling rose. Tiled floor covering continuing from the entrance hall and an archway leading to;

RECEPTION AREA 4.01m x 2.37m (13'2" x 7'10")

Currently used as a snug area, featuring a chimney breast with substantial cast iron stove within and a tiled floor covering continuing from the kitchen. Two tiered cupboard housing the 'Ideal Logic' gas-fired combination central heating boiler, UPVC double glazed window to the left aspect and a matching obscure glazed door to the rear.

BEDROOM FIVE/OFFICE 5.1m x 2.2m (16'8" x 7'2")

Featuring a range of ceiling-mounted downlights, UPVC double glazed window to the left aspect, timber-effect floor covering with underfloor heating and a door to the rear leading to;

WETROOM 2.2m x 1.16m (7'2" x 3'10")

Fitted with a wall-mounted mains-fed shower, low-level flush WC with concealed cistern and wash hand basin with chrome mixer tap and toiletry cupboard below. Wall-mounted extractor fan, ceiling-mounted downlight, tiled floor covering and electric underfloor heating as well as a UPVC double glazed obscure window to the rear aspect.

FIRST FLOOR LANDING 5.2m x 1.69m (17'1" x 5'6")







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Doors leading to all bedrooms and the bathroom at first floor, stained glass rooflight, coving and cornice to the ceiling and two double panel radiators.

BEDROOM ONE 4.11m x 3.94m (13'6" x 12'11")

UPVC double glazed window to the rear aspect, double panel radiator, cast iron fireplace with decorative hearth and moulded coving to the ceiling.

BEDROOM TWO 3.83m x 3.41m (12'7" x 11'2")

UPVC double glazed window to the front aspect, moulded coving to the ceiling and a double panel radiator.

BEDROOM THREE 3.78m x 3.02m (12'5" x 9'11")

UPVC double glazed obscure window to the left aspect, double panel radiator and coving to the ceiling.

BEDROOM FOUR 2.74m x 2.19m (9'0" x 7'2")

UPVC double glazed window to the front aspect and a double panel radiator as well as coving to the ceiling.

Fitted with a four-piece suite consisting of a freestanding bath with chrome mixer tap and hand-held shower attachment, pedestal wash hand basin with chrome mixer tap, low-level flush WC and a fully-tiled shower enclosure with mains-fed shower within. UPVC double glazed partially obscure window to the rear aspect, marble-effect tiled floor covering, coving to the ceiling and a double panel radiator.

EXTERNAL

The property is accessed off Alma Road by a slabbed pathway leading to a covered storm porch area and the front entrance door. There is a set driveway running along the left of the property through a pair of timber gates leading to the



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detached garage, a gravel chipped area and hedging to the front aspect. The set driveway continues along the rear of the property to a gate which gives access to the formal garden which is laid mainly to lawn and enclosed behind fencing to all aspects. The rear garden features vegetable planter beds as well as a variety of fruit trees and it is well stocked with a range of plants and shrubs. There is a further patio area to the rear left corner as well as a timber summerhouse.

SUMMERHOUSE 4.73m x 4.72m (15'6" x 15'6")

An excellent sized summerhouse with windows to the front and left aspects as well as French doors to the front.

GARAGE 5.32m x 3.06m (17'6" x 10'0")

Power and lighting within the garage as well as window to the right aspect and a 'Hormann' steel up and over door to the front aspect.

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.

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.





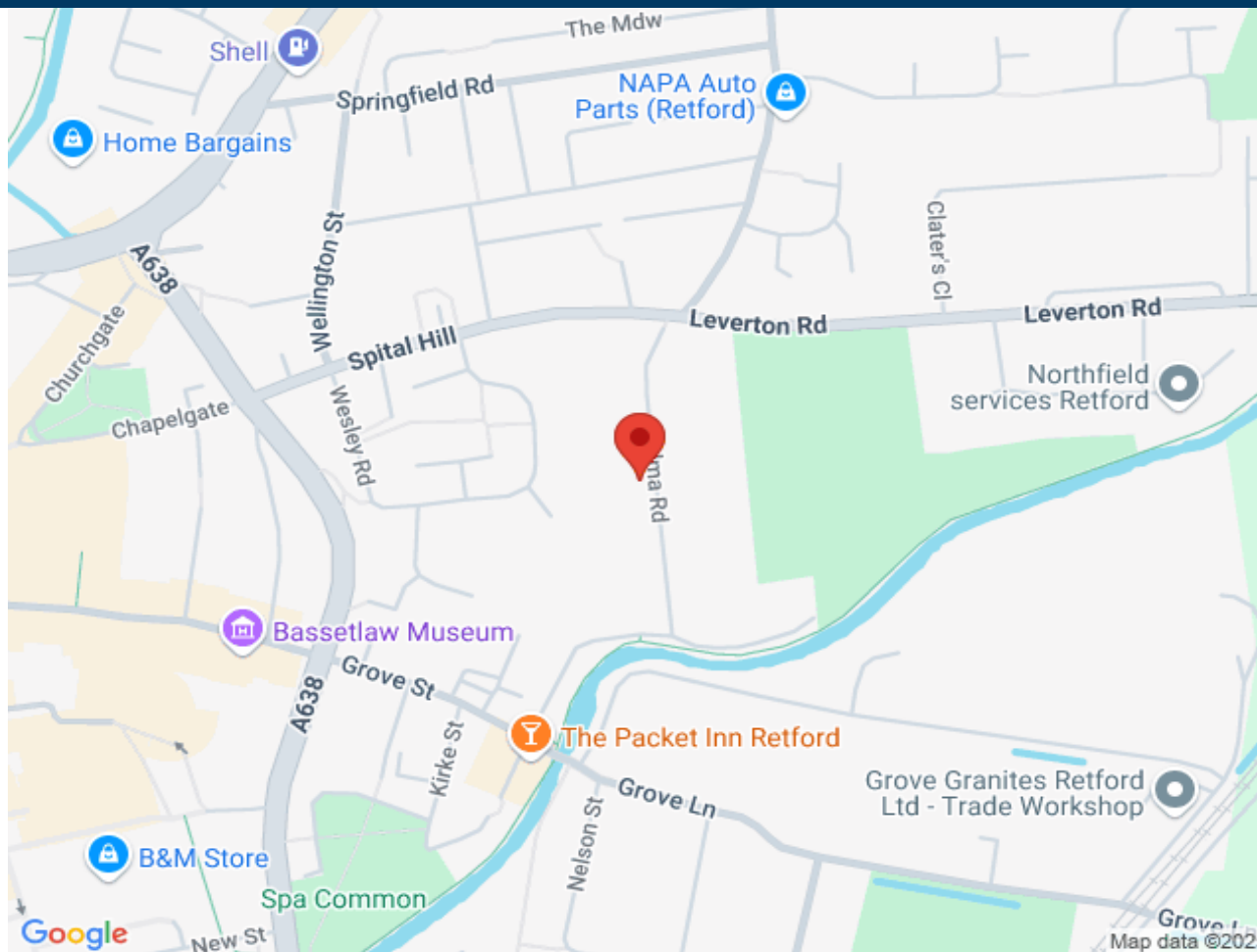
Ground Floor



First Floor



Total area: approx. 146.0 sq. metres (1571.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		