



5 Poulter View, Retford, DN22 7GW



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# £155,000

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Nestled on the sought-after Poulter View in Retford, this appealing three-bedroom property offers a unique charm with its lovely front away garden, providing a patio to admire the scenic river views. Inside, the home features a well-equipped kitchen with integrated 'Bosch' oven and hob, catering to modern living. The inviting lounge, with its French doors opening to the private rear garden, creates a wonderful indoor-outdoor flow. Benefitting from double glazing and electric storage heating for optimal comfort, along with convenient storage spaces, this residence presents a fantastic opportunity to enjoy a peaceful lifestyle in a desirable part of Retford.





### Lounge 4.09m x 4.54m (13'5" x 14'11")

French doors with double glazing and matching sidelights leading to the rear aspect, electric storage heaters, covered fireplace and surround, and TV point.



### Kitchen 4.15m x 4.54m (13'7" x 14'11")

Tile effect flooring and cupboards, space for freestanding fridge freezer, 'Bosch' integrated electric fan-assisted oven, electric hob, one and a quarter bowl sink with drainer and mixer tap, double glazed window to the front aspect, front door with double glazed glass, electric storage heater, and space and plumbing for a washing machine.



### Bedroom One 4.04m x 2.53m (13'4" x 8'4")

Storage area, carpeted throughout, electric storage heater, and double glazed window to the front aspect.

### Bedroom Two 4.2m x 2.53m (13'10" x 8'4")

Double glazed window to the rear aspect, carpeted throughout, and storage area.

### Bedroom Three 2.5m x 1.92m (8'2" x 6'4")

Double glazed window to the rear aspect, carpeted throughout.

### Landing

Airing cupboard and another storage cupboard. Loft access by ladders.

### Bathroom



Double glazed and secure glass window to the side aspect, wash hand basin with mixer tap on a pedestal, dual flush WC, panel bath with electric wall-mounted shower unit.

## Gardens and grounds

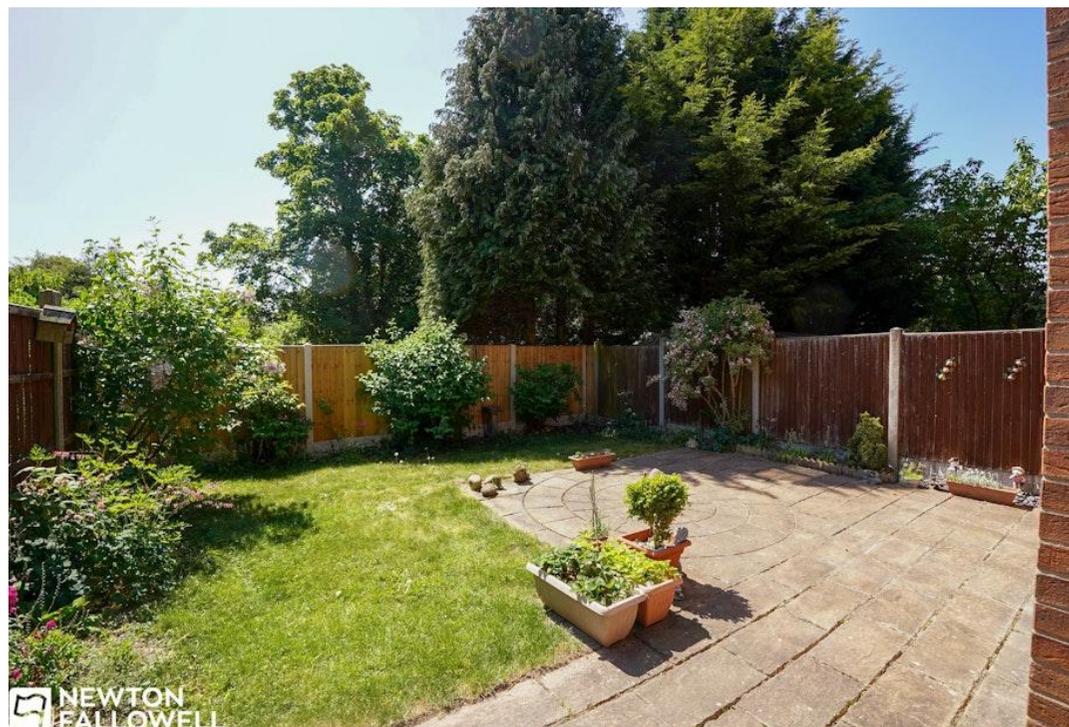
Driveway with path leading up to the property, gravel area. Away garden located to the front of the property with lawn and patio area offering picturesque river views. The rear garden is laid to lawn and patio area, private with hardstanding for a shed.



## 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.



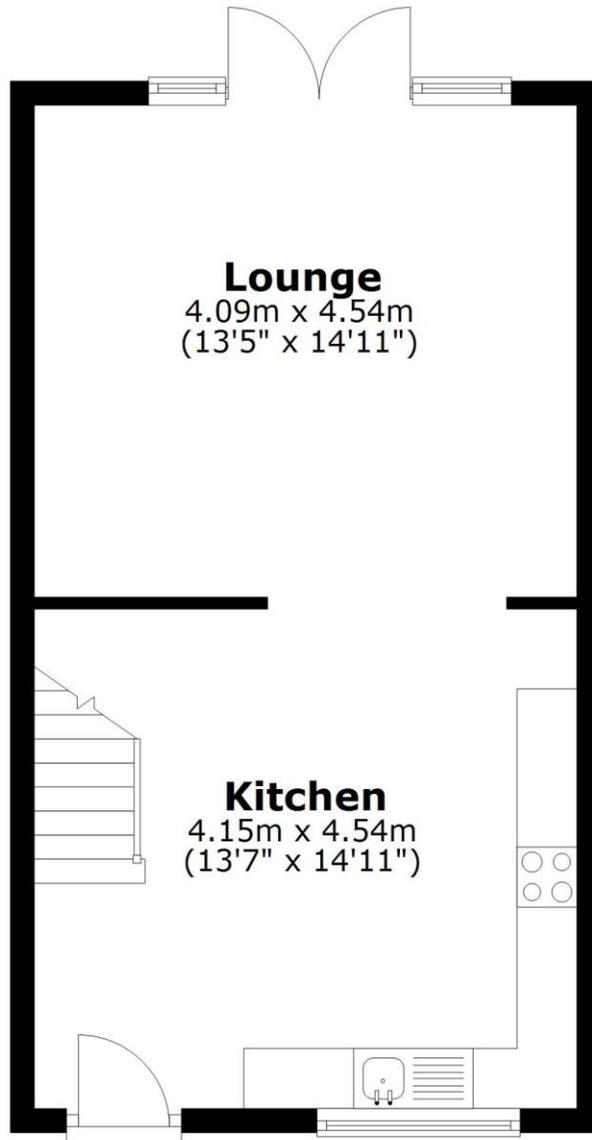
## Services

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.



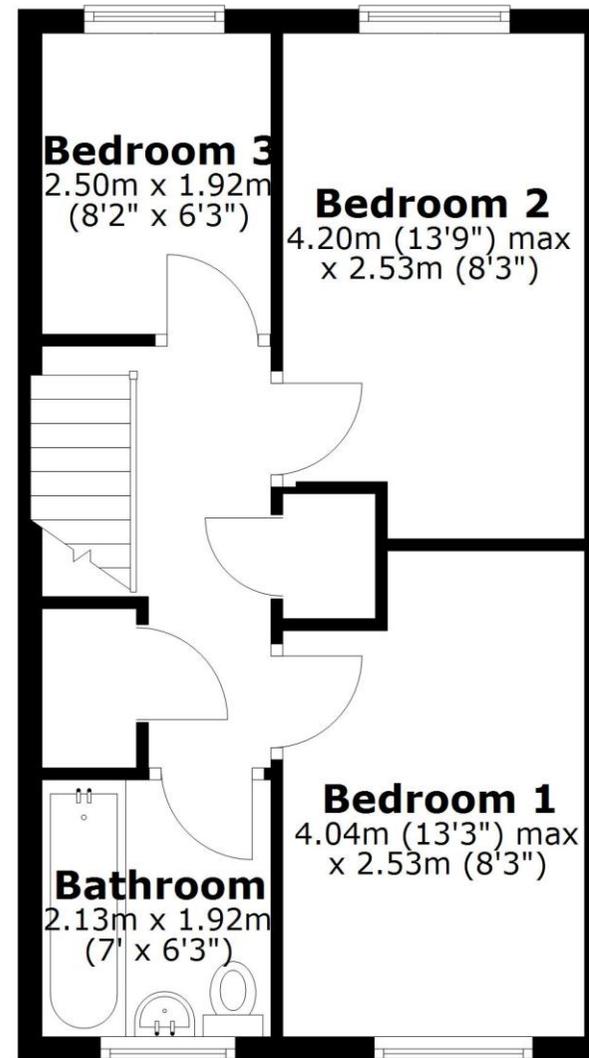
## Ground Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



Total area: approx. 75.4 sq. metres (811.6 sq. feet)

