



1 Waterfields, Retford, DN22 6RE

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£225,000



This four-bedroom town house presents a refined and versatile living environment, thoughtfully arranged across multiple levels to accommodate a variety of lifestyles. The property boasts two well-proportioned public rooms, offering an exceptional degree of flexibility for both formal entertaining and everyday relaxation. A key highlight is the spacious living/dining kitchen, forming the hub of the home and creating an inviting setting for gatherings of family and friends. The accommodation is further enhanced by a separate utility room, allowing for organised management of household tasks, and contributing to the overall sense of practicality and comfort within the property.





The principal bedroom benefits from an en-suite facility, ensuring privacy and convenience. In addition to the family bathroom, this arrangement supports a harmonious daily routine, particularly for larger or growing households. All four bedrooms are generously sized, granting ample space for restful retreats, study areas, or accommodating guests as required.

Externally, the property features a low-maintenance private garden, thoughtfully designed for ease of upkeep while providing a tranquil space for outdoor enjoyment. The driveway and garage afford secure off-road parking, which is a valuable asset in this location. Modern gas central heating contributes to both energy efficiency and comfort throughout the year. The residence is offered with freehold tenure, granting peace of mind for prospective purchasers. The property is further designated with an EPC rating of 'C', reflecting good standards in energy performance.

Local area

Located close to Retford town centre in Nottinghamshire, this property provides convenient access to a range of amenities, including shopping, educational establishments, and leisure facilities. Retford is recognised for its strong transport

connections, making it suitable for commuting or wider travel. The combination of local services, accessibility, and a community-focused environment ensures a well-rounded and desirable setting for modern living.

Entrance Hallway

UPVC door with obscured double-glazed panel, single panel radiator, and under-stairs storage.

Downstairs WC

Dual flush WC, wash hand basin on a pedestal, obscured double-glazed window to the left aspect, and a single panel radiator.

Kitchen Diner 4.14m x 4.86m (13'7" x 15'11")

Plumbing and space for a freestanding dishwasher, $\$1 \frac{1}{4}$ bowl sink with drainer and mixer tap, floor and wall-mounted cupboards, gas hob, extractor hood, double integrated oven and integrated microwave, integrated fridge freezer, and two single panel radiators.

Utility 2.75m x 2.65m (9'0" x 8'8")

Power and lighting within with plumbing for freestanding washing machine.

Garage

Partitioned and made into storage, accessible from the hallway.

Conservatory 3.74m x 3.09m (12'4" x 10'1")

Double-glazed to two aspects, French doors leading to the rear decking, double panel radiator, and a corrugated plastic roof.

Lounge 3.62m x 4.84m (11'11" x 15'11")





Two double panel radiators, two double-glazed windows to the rear aspect, TV point, and carpet throughout.

Main Bathroom 1.89m x 2.85m (6'2" x 9'5")

Single panel radiator, airing cupboard, dual flush WC, shaving point, wash basin on a pedestal with mixer tap, and a panel bath with mixer tap and shower attachment.

Bedroom Two 2.93m x 2.72m (9'7" x 8'11")

Radiator, single panel radiator, and carpet throughout.

Bedroom One 3.65m x 4.84m (12'0" x 15'11")

Two double-glazed windows to the front aspect, fitted wardrobes, additional fitted storage, single panel radiator, and carpet on TV point.

Ensuite

Quadrant shower cubicle, dual flush W.C, single panel radiator and wash hand basin on pedestal.

Bedroom Three 3.22m x 2.52m (10'7" x 8'4")

Double-glazed window to the rear aspect, single panel radiator, fitted storage, and carpeted throughout.

Bedroom Four 3.62m x 2.25m (11'11" x 7'5")

Single panel radiator, double-glazed window to the rear aspect, and carpet throughout.

Second Floor Landing

Access to loft and carpeted throughout.

Gardens and Grounds

The rear garden private and enclosed with decking. The front of the property has a driveway leading up to the front door with space for one car. A path leads



along the left side of the property.

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.

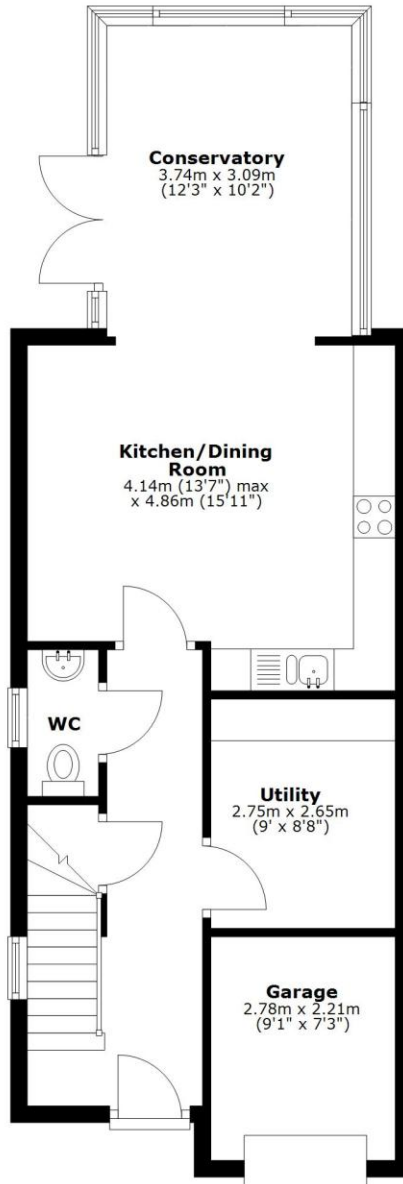
Services

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.



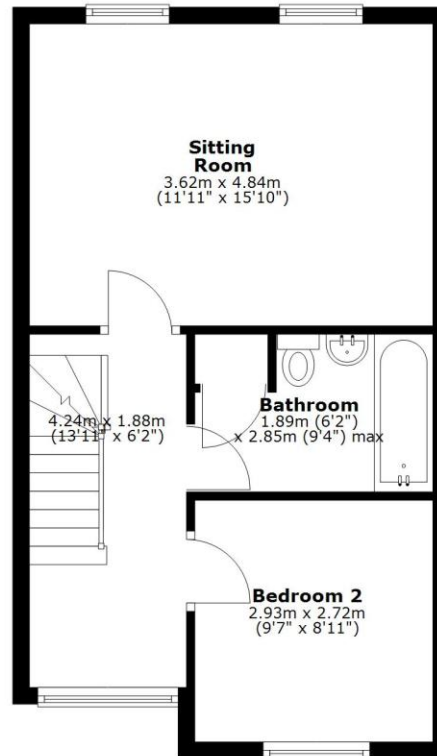
Ground Floor

Approx. 56.8 sq. metres (611.5 sq. feet)



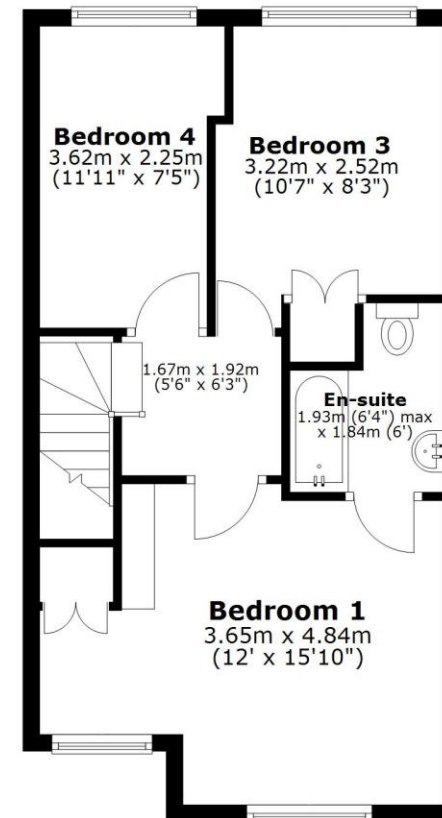
First Floor

Approx. 40.1 sq. metres (431.1 sq. feet)

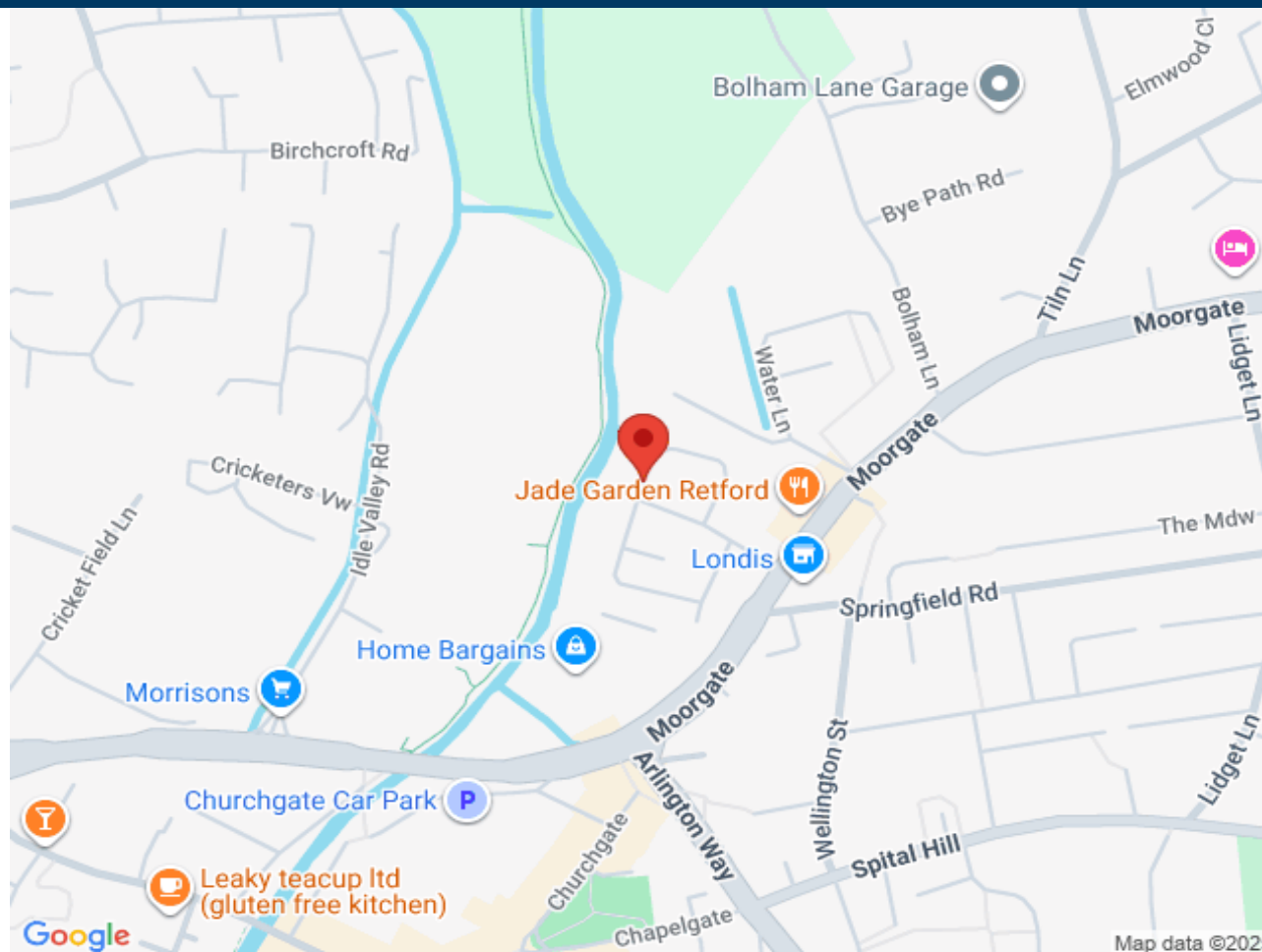


Second Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 140.4 sq. metres (1511.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		