



58 Strawberry Road, Retford, DN22
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£200,000



Key Features

- SEMI-DETACHED
- QUIET CUL-DE-SAC
- THREE BEDROOMS
- LOUNGE
- KITCHEN DINER
- ENCLOSED GARDEN
- EPC rating TBC
- Freehold





This well-presented semi-detached house offers an excellent opportunity for those seeking a comfortable and practical home in the sought-after area of Retford, Nottinghamshire. The property features three spacious bedrooms, making it suitable for families or professionals requiring additional living space. The interior is arranged to provide one generous public room, ideal for a lounge, promoting relaxation and providing a hub for family activities. The property also benefits from a dedicated kitchen diner, designed to accommodate everyday dining and entertaining requirements, as well as facilitating ease of access for meal preparation and family gatherings.

One contemporary bathroom is thoughtfully positioned to serve all bedrooms, ensuring comfort and convenience for residents. The property's private, enclosed garden adds considerable appeal, offering a secure outdoor space suitable for leisure, gardening or play. Additional features include gas central heating, contributing to a comfortable living environment throughout the year.

Practicality is further enhanced by the inclusion of a garage, providing secure parking or additional storage, along with off-road parking for residents'

convenience. The home also enjoys a quiet situation at the end of a cul-de-sac, reducing traffic and promoting a peaceful atmosphere. Offered with freehold tenure, this property represents a sound, long-term investment opportunity.

EPC rating: TBC.

Local area

Retford, Nottinghamshire is a well-regarded market town known for its blend of historic character and up-to-date amenities. The area provides a range of local services, educational establishments, and transport links, making it a convenient and attractive location for a variety of residents. Retford offers an appealing balance of community life and accessibility, supporting a comfortable living environment.

Front Porch

UPVC entrance door with double glazed obscure glass and matching side lights, opening into a further solid wooden door with obscure glazing, leading into the entrance hallway.

Entrance Hallway

Double panel radiator, wooden flooring throughout, and staircase rising to the first floor.

Lounge 4.04m x 3.66m (13'4" x 12'0")

Comfortably sized reception room featuring a box bay window with double glazed windows to the



front aspect, double panel radiator, TV point, and carpeted flooring.

Kitchen Diner 4.98m x 4.11m (16'4" x 13'6")

Spacious and well-presented kitchen diner with double glazed window to the rear aspect and double panel radiator. Fitted with a central island incorporating a breakfast bar and seating. The kitchen includes floor-mounted cupboards, integrated gas hob, integrated dishwasher, wine fridge, double integrated oven, bowl-and-a-quarter sink with mixer tap and drainer, and space for a large freestanding fridge freezer. Under-stairs utility area with plumbing for a freestanding washing machine and space for a tumble dryer. Wooden door with single-pane glazing leads through to the rear porch.

Rear Garden

Private and enclosed garden mainly laid to lawn with a patio area ideal for outdoor entertaining. Driveway access continues down the left-hand aspect to a rear garage and store.

First Floor Landing

Carpeted throughout with access to the loft and a double glazed window to the side aspect.

Bedroom One 4.11m x 3.3m (13'6" x 10'10")

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

Bedroom Two 4.53m x 3.29m (14'11" x 10'10")

Double glazed window to the front aspect, double panel radiator, and carpeted flooring.

Bedroom Three 2.64m x 2.13m (8'8" x 7'0")

Double glazed window to the front aspect, double panel radiator, and carpeted flooring.



Bathroom 2.4m x 1.48m (7'11" x 4'11")

Modern suite comprising a panel bath with wall-mounted shower controls and shower head, vanity unit with wash hand basin and mixer tap, low-level dual-flush WC, wall-mounted heated towel rail, storage cupboard, and double glazed obscure glass window.

Externally

There is a driveway providing parking for multiple vehicles, leading down the left-hand side of the house and a small front garden with raised planter. To the rear of the property there is a garage and workshop connected to the driveway as well as the large lawned area.

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.

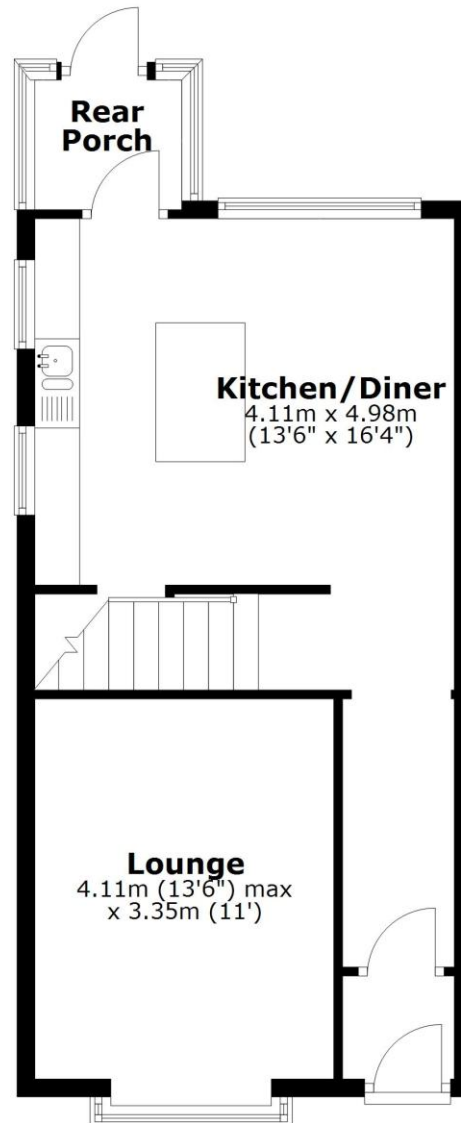
Disclaimer

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.



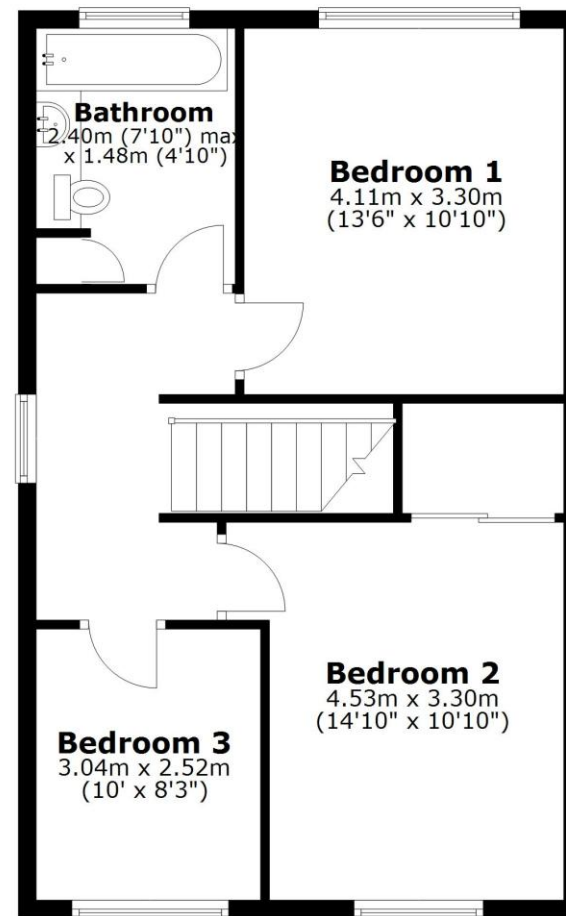
Ground Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.7 sq. feet)



Total area: approx. 103.2 sq. metres (1110.4 sq. feet)

