



**Hunter Grove, Torworth Retford DN22 8NW**

*welcome to*

**Hunter Grove, Torworth Retford**

Newly converted duplex apartment, exceptional standard throughout and deceptively spacious set over two floors. High specification kitchens & bathrooms, high ceilings, landscaped communal garden, electric car charging point and high speed fibre broadband!



### **Communal Entrance Hall**

Entered via a composite door to the front plus a composite door to the rear which leads to a garden area and parking.

### **Communal Landing**

Stairs lead from the communal hall to the communal landing with two front facing double glazed windows plus a fire safety window.

### **Hallway**

With inter com point, a large walk in storage cupboard, Herringbone oak effect LVT flooring and a staircase leading to the master suite.

### **Kitchen**

14' 1" x 13' 5" ( 4.29m x 4.09m )

Fitted with a comprehensive range of high Specification Mullan Shaker Units with 40mm Arctic marble laminate worktop and a white Quartz composite sink with chrome taps. Bosch appliances as standard (hob, extractor, oven, 50/50 integrated fridge/freezer and a slimline dishwasher) Front facing double glazed window, Herringbone oak effect LVT flooring, spotlights to the ceiling, wall mounted TV point and an understairs storage cupboard.

### **Lounge**

17' 4" into recess x 14' 11" Max ( 5.28m into recess x 4.55m Max )

Two front facing double glazed windows, high quality carpeting and a wall mounted TV point.

### **Bedroom One**

13' 5" max into recess x 9' 8" ( 4.09m max into recess x 2.95m )

Two rear facing double glazed windows, wall mounted TV point and a central heating radiator.

### **Jack And Jill Shower Room**

A door leads from the hallway and also bedroom one. Fitted with a wash hand basin and w.c. plus a shower cubicle with a thermostatic rainfall shower head. Chrome towel rail, spotlights to the ceiling, fully tiled walls and flooring and an illuminated mirror.

### **Second Floor**

A staircase leads from the hallway to the master suite.

### **Bedroom Two**

12' 11" x 11' 3" into window ( 3.94m x 3.43m into window )

Central heating radiator, high quality flooring, wall mounted TV point and a front facing double glazed window.

### **Ensuite Bathroom**

Fitted with a bath with mixer taps and a thermostatic rainfall shower above, wash hand basin and w.c. Tiled floors and partially tiled walls, extractor, spotlights and a heated towel rail.

### **Communal Garden**

All the apartments will have access to an exclusive low maintenance communal garden which is slabbed and edged with a shrub border.

### **Parking**

Two allocated spaces per dwelling including one electric vehicle charging point per dwelling

### **Location**

Hunter Grove is conveniently located near a number of amenities and local towns, ensuring that you would never be too far away from a service you need, including a number of highly rated schools and academies.

There is a convenience store and local pub only half a mile away at Ranskill. Blyth is just over 2 miles away and has a Doctor's surgery, shop, pubs and take away restaurants. Then there is Harworth, which has similar amenities as well as a large Asda and Aldi supermarket is just 4.4 miles away.

Bawtry is just 3.8 miles away and is a thriving market town with an abundance of exclusive boutiques, bars and restaurants.

You also have Retford, which is a flourishing market

town only 4.8 miles away, and in addition to the usual town centre shops and services, it has two theatres, a sports centre and the beautiful and centrally located Kings Park & Gardens. Additionally, there is a train station with direct trains to London Kings Cross, which has a journey time of just 1hr 15mins.

In terms of other transport links, the A1 is just 1.3 miles away; the M18 is 12.5 miles and Doncaster Airport is only 8.8. miles away Hunter Grove is therefore situated in a highly desirable location for first time buyers, professionals, couples and growing families.

### **Other Specification**

Brushed steel sockets  
High speed Fibre Broadband available  
Intercom  
High ceilings

### **Warranty**

10 year building guarantee from Advantage Home  
Construction insurance (AHCI)



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welcome to

## Hunter Grove, Torworth Retford

- Two bedroom duplex with 105m2 living accommodation
- High specification kitchen, bathroom and fixtures and fittings including brushed steel sockets
- High speed fibre broadband
- Intercom system
- Parking with electric car charger per dwelling

Tenure: Leasehold EPC Rating: Exempt

# £200,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
RFD107630 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)