



**Blossom Grove, Retford DN22 7XH**

**welcome to**

**Blossom Grove, Retford**

This is BEAUTIFULLY PRESENTED modern build three bedroom family home positioned on a HIGHLY REGARDED DEVELOPMENT in the sought after London Road area of Retford. Situated in the catchment area for the exceptional BRACKEN LANE ACADEMY primary school.



### **Kitchen Diner**

23' 2" x 10' 11" extending to 16' 3" ( 7.06m x 3.33m extending to 4.95m )

Fitted with a range of grey gloss wall and base units, complementary work surfaces and stainless steel 1 1/2 sink and drainer unit. Integrated appliances including electric hob, electric oven, dishwasher and fridge freezer. Under stairs storage, central heating radiator and double glazed window.

### **Cloakroom**

Fitted with wc, wash hand basin, splash back tiling and double glazed window.

### **Utility Area**

Fitted with base units, complementary work surfaces and flooring. Space for washing machine and dryer.

### **Lounge**

15' 5" x 11' ( 4.70m x 3.35m )

Three central heating radiators, laminate flooring and double glazed french doors leading to the rear garden.

### **First Floor**

#### **Landing**

Staircase leading to landing with loft access, storage cupboard, two central heating radiators and double glazed window.

### **Bedroom One**

13' 9" extending to 20' 3" x 13' 1" max ( 4.19m extending to 6.17m x 3.99m max )

Two central heating radiators and double glazed window.

### **Ensuite**

Fitted with wc, wash hand basin and double shower cubicle. Fully tiled walls and floors, heated towel rail and double glazed window.

### **Dressing Room**

Door leading to the ensuite.

### **Bedroom Two**

10' 3" max x 10' 2" ( 3.12m max x 3.10m )

Central heating radiator and double glazed window.

### **Bedroom Three**

9' 6" x 7' 8" ( 2.90m x 2.34m )

Modern decor with central heating radiator and double glazed window.

### **Bathroom**

6' 11" x 6' ( 2.11m x 1.83m )

Fitted with a modern white three piece suite with a shower above the bath. Fully tiled walls and floors, towel rail and double glazed window.

### **Exterior**

Small cottage garden to the front of the property. Lawned rear garden with plants and shrubs, stone paved patio area and barked play area. All enclosed with fence and gated.

### **Garage**

20' 2" x 9' 9" narrowing to 8' 3" ( 6.15m x 2.97m narrowing to 2.51m )

Up and over door and power.

### **Parking**

Allocated parking space.



**view this property online** [williamhbrown.co.uk/Property/RFD108584](http://williamhbrown.co.uk/Property/RFD108584)



welcome to

## Blossom Grove, Retford

- Modern three bedroom linked house
- Spacious and well appointed internal accommodation
- Master bedroom with ensuite and dressing room
- Good sized rear garden with paved patio and barked play area
- Attached garage and allocated parking spaces

Tenure: Freehold EPC Rating: B

**£245,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RFD108584](http://williamhbrown.co.uk/Property/RFD108584)



Property Ref:  
RFD108584 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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](http://williamhbrown.co.uk)**