



**Birch Close, Ranskill Retford DN22 8LA**

**welcome to**

**Birch Close, Ranskill Retford**

This is a WELL APPOINTED four bedroom detached family home positioned in the WELL SERVED and POPULAR VILLAGE of Ranskill. Great sized reception rooms and kitchen, master bedroom with fitted wardrobes, front and rear gardens and a GARAGE.



### **Entrance Hall**

Double glazed entrance door, understairs storage, complementary flooring and a central heating radiator.

### **Cloakroom**

Fitted with a w.c and a wash hand basin set into a vanity unit,

### **Lounge**

15' 6" x 12' ( 4.72m x 3.66m )

Wooden fire surround with a marble back and heath with a pebble effect electric fire inset, spotlight to the ceiling, vertical central heating radiator and double glazed french doors leading to the rear.

### **Dining Room**

12' 2" x 8' 3" max ( 3.71m x 2.51m max )

Double glazed box bay window and a central heating radiator.

### **Kitchen**

18' 9" max x 7' 8" ( 5.71m max x 2.34m )

Fitted with a comprehensive range of oak finish wall and base units with complementary worksurfaces and a ceramic sink and drainer. Integrated gas hob with an extractor above, integrated oven, space for a fridge freezer and space for a washing machine. Tiled flooring and a double glazed window.

### **First Floor**

#### **Landing**

Airing Cupboard

#### **Bedroom One**

12' x 11' ( 3.66m x 3.35m )

Double glazed window and a central heating radiator.

#### **Ensuite**

Fitted with a wash hand basin, w.c and a shower cubicle.

#### **Bedroom Two**

14' 7" max x 7' 10" To wardrobe front ( 4.45m max x 2.39m

To wardrobe front )

Double glazed window and a central heating radiator.

#### **Bedroom Three**

9' x 7' 6" To wardrobe front ( 2.74m x 2.29m To wardrobe front )

Double glazed window and a central heating radiator.

#### **Bedroom Four**

9' 2" x 8' 4" ( 2.79m x 2.54m )

Double glazed window and a central heating radiator.

#### **Bathroom**

Fitted with a white three piece suite with a shower above the bath and integrated screen, fully tiled walls and flooring and a heated towel rail.

#### **Exterior**

To the front of the property is an open plan lawned garden. To the rear is a paved garden with a small lawn area. The gardens are enclosed by fence and gated.

#### **Driveway**

A paved driveway leads to the garage



**view this property online** [williamhbrown.co.uk/Property/RFD108541](http://williamhbrown.co.uk/Property/RFD108541)



welcome to

## Birch Close, Ranskill Retford

- Beautifully appointed four bedroom home
- Contemporary internal accommodation throughout
- Easy maintenance gardens to the front and rear
- Driveway and a garage
- Popular village location

Tenure: Freehold EPC Rating: C

# £295,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RFD108541](http://williamhbrown.co.uk/Property/RFD108541)



Property Ref:  
RFD108541 - 0004

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)**