



Blue Bell Court, Ranskill Retford DN22 8GB

welcome to

Blue Bell Court, Ranskill Retford

Positioned on an EXCLUSIVE DEVELOPMENT of just five LUXURY homes is this SUPERBLY APPOINTED five double bedroom executive style family home. Positioned on an EXTENSIVE plot with a DOUBLE detached garage with room above.



Entrance Hall

Double glazed entrance door leads to the spacious entrance hall with tiled flooring, spotlights to the ceiling and understairs storage.

Cloakroom

Fitted with a low flush w.c. wash hand basin and tiled flooring.

Living Kitchen

12' 4" x 26' 5" (3.76m x 8.05m)

Fitted with a comprehensive range of wall and base units with granite worksurfaces and a one and a half sink and drainer. Gas range cooker, integrated fridge/freezer plus an integrated microwave and dishwasher. Tiled flooring and a double glazed window to the rear.

Utility Room

Wall and base units, stainless steel sink and drainer, plumbing for a washing machine, tiled flooring, boiler storing the boiler and a rear facing double glazed door.

Lounge

13' 5" x 24' 5" plus bay (4.09m x 7.44m plus bay)

Double glazed bay window to the front and french doors to the rear, spotlights to the ceiling, cornice and a contemporary fireplace with a lime stone effect surround and a gas fire inset.

First Floor Landing

Airing and storage cupboard.

Master Bedroom

13' 6" x 13' 4" (4.11m x 4.06m)

Two front facing double glazed windows, two central heating radiators, coving and spotlights to the ceiling.

Dressing Area

Leading to the ensuite.

Ensuite

Fitted with a shower cubicle, low flush w.c. and a wash hand basin. Tiled flooring and a double glazed window to the rear.

Bedroom Two

12' 4" x 12' 7" (3.76m x 3.84m)

Two front facing double glazed windows, central heating radiators and coving to the ceiling.

Ensuite Two

Fitted with a shower cubicle, low flush w.c. and a wash hand basin. Tiled flooring, heated towel rail and a double glazed window to the front

Bedroom Three

12' 3" x 12' 1" (3.73m x 3.68m)

Rear facing double glazed window, central heating radiator and coving to the ceiling.

First floor bathroom

Fitted with a bath, wash hand basin, bidet and a low flush w.c. Tiled flooring, heated towel rail and a rear facing double glazed window.

Second Floor

Second Floor Landing

Central heating radiator and a velux window.

Bedroom Four

13' 7" x 14' 6" plus bay (4.14m x 4.42m plus bay)

Front and side facing double glazed windows and a velux window, central heating radiator.

Bedroom Five/ Office

12' 5" x 9' (3.78m x 2.74m)

Front and side facing double glazed windows and a central heating radiator.

Second Floor Bathroom

Fitted with a shower cubicle, wash hand basin and a low flush w.c. Shower cubicle with an electric shower, tiled flooring and a central heating radiator.

Exterior

To the front is an open plan garden with a double driveway leading to the double garage. To the side is a large garden area, gated to the garage. To the rear is a walled west facing lawned garden with a decked seating area and gated to each side.

Double Garage

Accessed via two electric doors to the spacious double garage with tiled flooring, power and water supply, a side facing curtsey door and a window. A staircase leads to the second floor with two front and one side facing double glazed windows. An ideal space for a teenage den, home office or hobbies room!



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welcome to

Blue Bell Court, Ranskill Retford

- Five bedroom executive detached home arranged over three levels
- Exclusive development of just five homes
- Extensive internal accommodation
- Two ensuites, principle bathroom and 2nd floor shower room
- Generous gardens to three sides

Tenure: Freehold EPC Rating: C

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD108854 - 0006

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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



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



williamhbrown.co.uk