



**Willow Avenue, Ranskill RETFORD DN22 8LB**

**welcome to**

**Willow Avenue, Ranskill RETFORD**

This is a beautifully appointed five DOUBLE bedroom detached family home arranged over three levels. Offering superbly presented contemporary internal accommodation including three generous reception rooms and a kitchen. Two ensuites and utility to the first floor plus a 2nd floor shower room.



### **Entrance Hall**

Double glazed door leads to the entrance hall with a vertical central heating radiator and stairs leading to the first floor accommodation.

### **Cloakroom**

Fitted with a w.c. and a wash hand basin set into a vanity unit. Tiled flooring, extractor fan and a central heating radiator.

### **Lounge**

10' 2" x 16' 1" plus bay ( 3.10m x 4.90m plus bay )  
Two side facing double glazed windows and a double glazed bay window to the front, central heating radiator.

### **Dining Room**

17' 7" x 12' 8" plus bay ( 5.36m x 3.86m plus bay )  
Side facing double glazed window and two vertical radiators.

### **Living Area**

17' x 17' 7" into recess ( 5.18m x 5.36m into recess )  
Two vertical radiators, sky light window, double glazed patio doors and a a contemporary driftwood effect electric fire. Open into the kitchen.

### **Kitchen**

15' 11" plus bay x 14' 2" max ( 4.85m plus bay x 4.32m max )  
Fitted with a comprehensive range of wall and base units with complementary worksurfaces, brick effect splashback and a sink and drainer. Integrated electric induction hob with an extractor above, integrated Neff oven and an integrated dishwasher. Vertical central heating radiator, spotlights to the ceiling and a double glazed bay window to the front.

### **First Floor Landing**

Double glazed window, central heating radiator and a storage cupboard. Stairs lead to the second floor.

### **Bedroom One**

13' 3" plus recess x 11' ( 4.04m plus recess x 3.35m )  
Front and side facing double glazed windows with plantation shutters, central heating radiator and air conditioning system.

### **Dressing Room**

9' 10" x 12' 8" including wardrobe ( 3.00m x 3.86m including wardrobe )  
Fitted wardrobes.

### **Ensuite Bathroom**

Fitted with a three piece white suit and a shower cubicle. Splashback tiling, complementary flooring and a central heating radiator.

### **Bedroom Two**

13' 1" max x 9' 10" ( 3.99m max x 3.00m )  
Double glazed window to the front and a central heating radiator.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin and a w.c. Extractor fan and a central heating radiator.

### **Bedroom Five**

10' 2" x 8' 10" ( 3.10m x 2.69m )  
Double glazed windows to the front and side and a central heating radiator.

### **Utility**

7' 10" x 5' 5" ( 2.39m x 1.65m )  
Fitted with wall and base units with worksurfaces and a ceramic sink and drainer. Tiled flooring and splashbacks, plumbing for a washing machine, double glazed window and a central heating radiator.

### **Second Floor**

#### **Bedroom Three**

12' x 13' 3" ( 3.66m x 4.04m )  
Front and side facing double glazed window and a central heating radiator.

### **Bedroom Four**

8' 11" x 10' 2" ( 2.72m x 3.10m )  
Front facing double glazed window and a central heating radiator.

### **Shower Room**

Fitted with a wash hand basin, w.c. and a shower cubicle. Central heating radiator and a double glazed window.

### **Exterior**

To the front of the property is an open lawned garden and a block paved driveway leading to the garage. To the rear is a low maintenance garden with a composite deck and raised beds.

### **Garage**

Up and over door, power, light and a side courtesy door.



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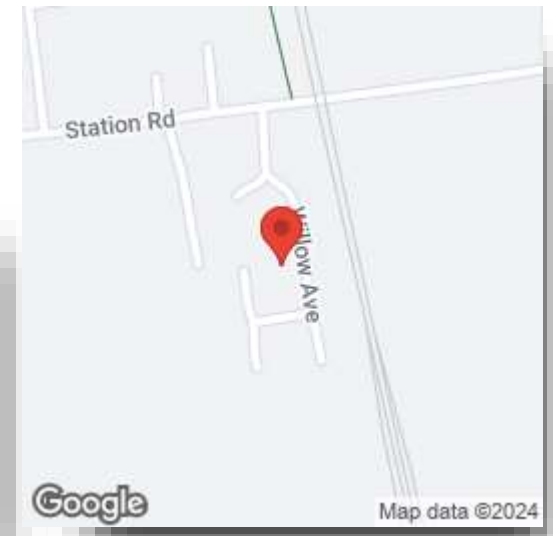
## Willow Avenue, Ranskill RETFORD

- Five DOUBLE bedroom detached family home
- Three generous reception rooms, contemporary fitted kitchen
- Master bedroom with dressing room and ensuite bath, ensuite shower to bedroom two
- First floor utility room, shower room to the second floor
- Low maintenance gardens, driveway and a garage

Tenure: Freehold EPC Rating: Awaited

offers in the region of

**£490,000**



Please note the marker reflects the postcode not the actual property

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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)**