



Waterfields, Retford DN22 6RE

welcome to

Waterfields, Retford

This is a GENEROUSLY APPOINTED four bedroom townhouse arranged over three levels. Well maintained internal accommodation including a Worcester central heating boiler replaced in 2021. Driveway and a garage.



Entrance Hall

Double glazed door and window.

Cloakroom

Fitted with a wash hand basin and a w.c. Central heating radiator and a side facing double glazed window.

Utility Room

9' 9" x 9' (2.97m x 2.74m)

Wall and base units, plumbing for a washing machine and a wall mounted Worcester boiler (new 2021)

Kitchen

11' 7" max x 15' 10" (3.53m max x 4.83m)

Fitted with a range of high gloss wall and base units with worksurfaces and a sink and drainer. I integrated gas hob with an extractor above plus an integrated oven and dishwasher and space for an American fridge freezer. Wall mounted TV point, tiled flooring, central heating radiator and spotlights to the ceiling. The kitchen is open into the conservatory.

Conservatory

11' 3" x 9' 5" (3.43m x 2.87m)

Double glazed door and windows and a central heating radiator.

First Floor

Landing

Bedroom Two

9' 5" Max x 9' 8" (2.87m Max x 2.95m)

Double glazed window and a central heating radiator.

Lounge

11' 9" x 15' 11" (3.58m x 4.85m)

Two central heating radiators and a double glazed window to the rear.

Bathroom

Fitted with a bath, wash hand basin and a w.c. Tiled splashbacks, extractor, spotlights to the ceiling and an airing cupboard.

Second Floor

Landing

Master Bedroom One

11' x 16' narrowing to 10' 4" (3.35m x 4.88m narrowing to 3.15m)

Tow double glazed windows to the front, central heating radiator and built in wardrobes.

Ensuite

Fitted with a shower cubicle, wash hand basin and a w.c. Tiled splashbacks, extractor and spotlights to the ceiling.

Bedroom Three

10' 7" plus recess x 9' 7" narrowing to 10' 4" (3.23m plus recess x 2.92m narrowing to 3.15m)

Two double glazed windows to the front, central heating radiator and built in wardrobes.

Bedroom Four

6' plus recess x 11' 11" narrowing to 10' 4" (1.83m plus recess x 3.63m narrowing to 3.15m)

Double glazed windows to the rear and a central heating radiator.

Exterior

To the front of the property is a tarmac driveway which leads to the garage and a small lawned garden with mature hedge. To the rear is an easy maintenance block paved walled garden



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welcome to

Waterfields, Retford

- Generously appointed FOUR bedroom townhouse
- Well presented accommodation over three levels
- Master bedroom with ensuite, family bathroom
- New Worcester Central heating boiler in 2021
- Driveway and garage, easy maintenance rear gardens

Tenure: Freehold EPC Rating: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109089 - 0002

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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