









# welcome to

# Waterfields, Retford

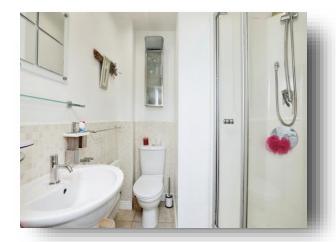
This is a GENEROUSLY APPOINTED four bedroom townhouse arranged over three levels. Well maintained internal accommodation including a Worcester central heating boiler replaced in 2021. Driveway and a garage.













#### **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'  $\times$  16' narrowing to 10' 4" (  $3.35m \times 4.88m$  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





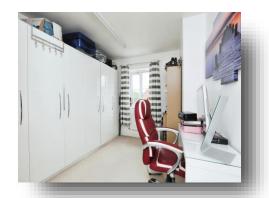
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# Waterfields, Retford

- 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

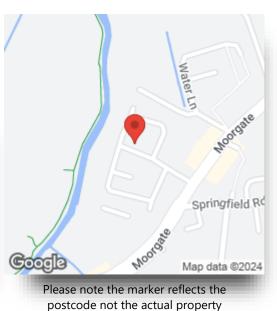
Tenure: Freehold EPC Rating: C

# £240,000









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