



**Waterfields, Retford DN22 6RE**

**welcome to**

**Waterfields, Retford**

This is four bedroom three storey townhouse which ticks all the boxes for a growing family and positioned on the popular Waterfields development to the fringes of Retford town. Spacious and well appointed accommodation throughout, easy maintenance gardens, driveway and a garage.





### **Entrance Hall**

Double glazed window and door, complementary flooring, central heating radiator, stairs leading to the first floor and a door to the garage.

### **Cloakroom**

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

### **Dining Kitchen**

11' 7" x 15' 11" max ( 3.53m x 4.85m max )

Fitted with a comprehensive range of wall and base units with worksurfaces and a one and a half stainless steel sink and drainer. Integrated electric oven and gas hob with an extractor above, plumbing for a washing machine and space for a fridge freezer. Splashback tiling and tiled flooring, spotlights, central heating radiator and double glazed patio doors to the rear garden.

### **First Floor**

#### **Landing**

Double glazed window to the front and side elevation and stairs leading to the second floor.

#### **Lounge**

11' 10" x 16' ( 3.61m x 4.88m )

Two central heating radiators, two rear facing double glazed windows and a TV point.

#### **Bedroom Four**

9' 7" x 9' 5" ( 2.92m x 2.87m )

Double glazed window to the front elevation and a central heating radiator.

#### **Bathroom**

Fitted with a l-shaped bath with a shower above, wash hand basin and a w.c. Chrome heated towel rail and a storage cupboard.

### **Second Floor**

#### **Landing**

#### **Master Bedroom**

11' x 15' 1" max ( 3.35m x 4.60m max )

Built in wardrobes to one wall, central heating radiator and two double glazed windows to the front elevation.

#### **Ensuite**

Fitted with a shower cubicle, wash hand basin and a w.c. Chrome heated towel rail, spotlights to the ceiling and an extractor fan.

#### **Bedroom Two**

10' 6" plus recess x 9' 6" max ( 3.20m plus recess x 2.90m max )

Built in wardrobes to one wall, central heating radiator and a rear facing double glazed window.

#### **Bedroom Three**

6' 1" plus recess x 11' 10" ( 1.85m plus recess x 3.61m )

Central heating radiator and a rear facing double glazed window.

#### **Bathroom**

Fitted with a l-shaped bath with a shower above, wash hand basin and a w.c. Extractor fan, chrome heated towel rail and a storage cupboard.

#### **Exterior**

To the front is a paved driveway which leads to the garage. To the rear is a astro turf garden with a patio. The garden is enclosed by fence and gated.

#### **Garage**

Accessed via an up and over door to the garage with power and light, wall mounted central heating boiler, hot and cold water tap and an integral door leading to the entrance hall.



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## Waterfields, Retford

- Four DOUBLE bedroom townhouse
- Spacious and well presented accommodation over three levels
- Master bedroom with built in wardrobes and ensuite
- Easy maintenance rear gardens
- Driveway and integral garage with power, light and water supply

Tenure: Freehold EPC Rating: C

**£220,000**



Please note the marker reflects the postcode not the actual property

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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](mailto:retford@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**