







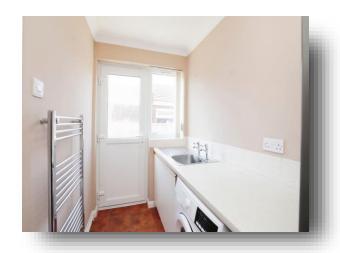


welcome to

St. Saviours Close, Retford

NO UPWARD CHAIN Spacious and well presented four bedroom detached bungalow with lounge, kitchen and utility room, family bathroom and en suite to master bedroom. Low maintenance rear garden and driveway leading to double garage. Situated in a highly regarded area to the fringes of Retford.













Entrance Porch

Storage cupboard, laminate flooring, double glazed window and double glazed door to the front.

Inner Hall

Storage cupboard, loft access, central heating radiator and laminate flooring.

Lounge

25' 11" x 12' 11" (7.90m x 3.94m)

Spacious lounge with feature wooden fire surround with gas fire inset and stone hearth, coving and ceiling rose and laminate flooring. Two central heating radiators, double glazed window to the side and one to the front.

Kitchen

10' 4" x 9' 9" (3.15m x 2.97m)

Fitted with wall and base units, laminate work surfaces, tiled splash back and double sink and drainer unit. Integrated electric oven and electric hob with plumbing for dish washer. Central heating radiator and double glazed window to the side.

Utility Room

4' 11" x 9' 9" (1.50m x 2.97m)

Fitted with base units, complementary work surfaces and stainless steel sink and drainer. Space for American fridge freezer, plumbing for washing machine and wall mounted boiler. Chrome heated towel rail, double glazed window and double glazed door to the side.

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

Laminate flooring, central heating radiator, double glazed window and double glazed window to the rear.

En Suite

Fitted with wc, wash hand basin with vanity unit and shower cubicle. Extractor fan, spotlights, chrome heated towel rail, tiled walls and flooring and double glazed window to the side.

Bedroom Two

11' 5" to rear of wardrobe x 11' 10" (3.48m to rear of wardrobe x 3.61m)
Fitted wardrobes, central heating radiator and double glazed window to the rear.

Bedroom Three

9' 10" into recess x 6' 8" (3.00m into recess x 2.03m) Laminate flooring, central heating radiator and double glazed window to the side.

Bedroom Four

7' 4" x 9' 9" (2.24m x 2.97m)

Central heating radiator and double glazed window to the side.

Bathroom

Fitted with wc, wash hand basin with vanity unit and fitted cupboards and bath with shower over and glass screen. Spotlights, tiled walls and flooring, chrome heated towel rail and double glazed window to the side.

Front Garden

Gravelled front area with gate to the rear garden and cold water tap.

Rear Garden

Low maintenance slabbed garden with decking area, summerhouse and greenhouse.

Drive

Driveway leading to the garage.

Garage

17' 5" max x 18' 4" (5.31m max x 5.59m)

Double garage with electric roller door, power and light with side door and window.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





welcome to

St. Saviours Close, Retford

- Spacious and well presented four bedroom detached bungalow
- Master bedroom with en suite and a further family bathroom
- Good sized lounge with kitchen and utility room
- Driveway leading to double garage
- Low maintenance rear garden with decking area

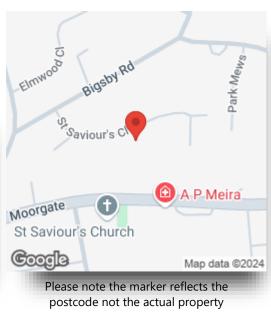
Tenure: Freehold EPC Rating: D

£350,000









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Property Ref: RFD109470 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01777 704248



retford@williamhbrown.co.uk



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



williamhbrown.co.uk

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.