



**Blue Albion Street, Retford DN22 7WZ**

**welcome to**

**Blue Albion Street, Retford**

Offering EXCEPTIONAL VALUE FOR MONEY is this four bedroom modern detached family home positioned on a well regarded new build development, ideally located to access amenities. Generously appointed internal accommodation plus gardens to the front and rear, driveway and a garage.





### **Entrance Hall**

Central heating radiator.

### **Cloakroom**

Fitted with wc, wash hand basin, complementary flooring, central heating radiator and double glazed window.

### **Lounge**

15' 10" x 11' ( 4.83m x 3.35m )

Central heating radiator, double glazed window and double doors leading to the kitchen area.

### **Dining Kitchen**

18' 5" x 10' 3" ( 5.61m x 3.12m )

Fitted with a range of white wall and base units, complementary worksurfaces and one and a half sink and drainer and a integrated breakfast bar. Integrated gas hob and electric oven. plumbing for a slimline dishwasher and space for a fridge and freezer. Complementary flooring, central heating radiator, double glazed window and double glazed french doors.

### **Utility Room**

7' x 5' 3" ( 2.13m x 1.60m )

Plumbing for a washing machine and space for a dryer, complementary flooring, wall mounted boiler, central heating radiator and a double glazed door to the side.

### **First Floor Landing**

Staircase leading to the landing with loft access.

### **Bedroom One**

14' 4" max x 13' 3" max inc en suite ( 4.37m max x 4.04m max inc en suite )

Modern decor, fitted storage over the stairs and central heating radiator.

### **En Suite**

Fitted with wc, wash hand basin and shower cubicle. Complementary flooring and double glazed window.

### **Bedroom Two**

12' 3" x 9' 3" ( 3.73m x 2.82m )

Neutral decor, central heating radiator and double glazed window.

### **Bedroom Three**

9' 9" x 9' 3" ( 2.97m x 2.82m )

Modern decor, central heating radiator and double glazed window.

### **Bedroom Four**

9' 10" x 7' 4" ( 3.00m x 2.24m )

Small double bedroom with neutral decor, central heating radiator and double glazed window.

### **Bathroom**

6' 9" x 6' 3" ( 2.06m x 1.91m )

Fitted with three piece white suite, complementary flooring, central heating radiator and double glazed window.

### **Front Garden**

Pebbled and planted front area.

### **Rear Garden**

Lawned rear garden, paved and decked areas all enclosed by fencing.

### **Garage**

15' 11" x 8' 10" ( 4.85m x 2.69m )

Single attached garage with up and over door, power and light.



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## Blue Albion Street, Retford

- Four double bedroom detached family home
- En suite to master bedroom plus a family bathroom and downstairs cloakroom
- Lounge, dining kitchen and utility room
- Front and enclosed rear garden
- Attached single garage

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109414 - 0003

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