



**Caledonian Road, Retford DN22 7EQ**



**welcome to**

## **Caledonian Road, Retford**

Beautifully appointed and stylish four bedroom mid terraced property which has been finished to a high standard throughout. The modern fitted kitchen leads through to a light airy living space in the large conservatory area. Large loft space accessed via stairs. Catchment for Bracken Lane Academy.



### Entrance Hall

Insulated vinyl flooring, central heating radiator and composite door.

### Lounge

15' 7" x 13' 2" ( 4.75m x 4.01m )

Fitted with gas stove, traditional coving to the ceiling, central heating radiator and double glazed box bay window. Sliding doors leading to the second reception room.

### Sitting Room

13' x 10' 11" ( 3.96m x 3.33m )

Traditional gas stove inset into chimney breast, coving to the ceiling, central heating radiator and double glazed window.

### Living Kitchen

35' 9" x 14' 7" max ( 10.90m x 4.45m max )

Lovely light and airy open plan living kitchen fitted with a good range of modern wall and base units, complementary work surfaces and double sink. Space for range cooker and washing machine. Integrated appliances including dryer, dishwasher, coffee machine and two fridges. Porcelain floor tiling throughout. Central heating radiator, double glazed windows and double glazed french doors.

### Landing

Staircase leading to split staircase with storage cupboard, airing cupboard and two central heating radiators. Attic space via stairs.

### Bedroom One

12' 7" x 13' ( 3.84m x 3.96m )

Modern decor with coving to the ceiling, central heating radiator and double glazed window.

### Bedroom Two

11' 6" max x 13' 3" max ( 3.51m max x 4.04m max )

Neutral decor, central heating radiator and double glazed window.

### Bedroom Three

10' 4" x 8' 4" ( 3.15m x 2.54m )

Further double bedroom with built in storage, central heating radiator and double glazed window.

### Bedroom Four

9' 1" x 7' 6" ( 2.77m x 2.29m )

Currently being used as a dressing room. Neutral decor, central heating radiator and double glazed window.

### Bathroom

8' 8" x 6' 4" ( 2.64m x 1.93m )

Fitted with wc, wash hand basin with unit below, double ended bath tub and shower pod with massage jets. Heated towel rail, complementary flooring and double glazed window.

### Parking

Double width parking to the front with electric car charger.

### Home Office

Wooden home office with power, light and vinyl flooring.

### Rear Garden

Lawned garden with paved patio area and hot tub with aluminum pagoda above.

### Shed

Garden shed attached to the home office.



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## Caledonian Road, Retford

- Beautifully presented four bedroom mid terraced property
- Internal accomodation of approx 2000 sq foot!
- Two good sized reception rooms, Light and spacious modern fitted living kitchen
- Enclosed rear garden with paved patio area and hot tub
- Outside home office with power and light

Tenure: Freehold EPC Rating: C

**£280,000**



Please note the marker reflects the postcode not the actual property

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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](https://williamhbrown.co.uk)**