









## 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.





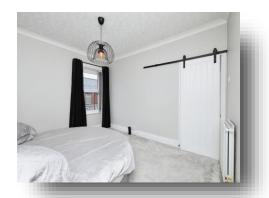
## welcome to

## **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

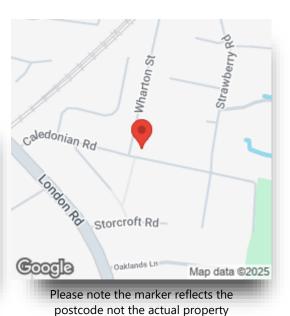
Tenure: Freehold EPC Rating: C

# £280,000









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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.