

Whinney Moor Way, Retford DN22 7BL



## welcome to

## Whinney Moor Way, Retford

\*\*OFFERED WITH NO UPWARD CHAIN\*\* A deceptively spacious three DOUBLE BEDROOM modern townhouse. An exceptional house for a growing family, including a master suite with en-suite and dressing area, front and rear gardens and a garage!













#### **Entrance Hall**

Storage cupboard and central heating radiator.

#### Cloakroom

Fitted with a w.c, wash hand basin, double glazed window and central heating radiator.

#### Lounge Diner

16' 6" x 13' 5" ( $5.03m \times 4.09m$ ) Feature fire surround with electric fire, laminate flooring, central heating radiator, double glazed window and double glazed french doors.

#### Kitchen

12' 9" x 6' 3" ( 3.89m x 1.91m )

Fitted with a range of cream wall and base units, complementary work surfaces and sink and drainer unit. Integrated electric oven and gas hob. Space for washing machine and fridge freezer. Tiled flooring, central heating radiator and a double glazed window.

#### First Floor Landing one

Staircase leading to the landing with double glazed window.

#### **Bedroom Two**

13' 5" x 11' 7" ( 4.09m x 3.53m ) Central heating radiator and two double glazed windows to the front.

#### **Bedroom Three**

13' 4" x 11' ( 4.06m x 3.35m ) Central heating radiator and two double glazed windows to the rear.

#### **Family Bathroom**

Fitted with a white three piece suite, complementary flooring and central heating radiator.

#### Second Landing

Second staircase leading to landing.

#### Master Bedroom

23' 10" max inc dress room & ensuite x 13' 5" max (7.26m max inc dress room & ensuite x 4.09m max ) Airing cupboard, central heating radiator and two double glazed windows.

#### **Dressing Area**

Sloping ceiling, velux style double glazed window and central heating radiator.

#### En Suite

Fitted with a w.c, wash hand basin and shower cubicle. Velux style double glazed window and central heating radiator.

#### Exterior

To the front is an open plan lawned garden. To the rear is an enclosed lawned garden with a paved patio area.

#### Garage

Driveway leading to single garage with up and over door and rear courtesy door.





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## Whinney Moor Way, Retford

- \*\*NO UPWARD CHAIN\*\*
- Three DOUBLE BEDROOM TOWNHOUSE
- Superb residential location- close to many amenities
- MASTER SUITE with en-suite and dressing room
- Driveway and garage

Tenure: Freehold EPC Rating: C

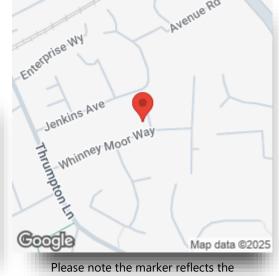
# £210,000





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postcode not the actual property

The Property Ombudsman

Property Ref: RFD109742 - 0002 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.

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