



Welham Road, Retford DN22 6TN

welcome to

Welham Road, Retford

**** LEGAL FEES PAID* **** T&C's apply. A SUPERBLY APPOINTED four bedroom traditional semi detached home, POSITIONED IN THE MUCH REGARDED WELHAM ROAD AREA of Retford. STUNNING OPEN PLAN ground floor accommodation IDEAL FOR ENTERTAINING/FAMILY LIVING plus plenty of parking, garage and lovely gardens.



Entrance Hall

Stairs to the first floor, coving to the ceiling and under stairs storage. Tiled floor leading to wooden laminate flooring, central heating radiator and double glazed door to the front.

Cloakroom

Fitted with wc, wash hand basin, fitted storage, tiled splash back and double glazed window to the side.

Lounge

11' 11" into chimney x 12' 11" plus bay (3.63m into chimney x 3.94m plus bay)
Wooden feature fire surround with stone hearth, coving to the ceiling, picture rail, tv point and central heating radiator. Laminate flooring and double glazed bay window with fitted shutters.

Kitchen Area

7' 5" narrowing to x 23' 10" (2.26m narrowing to x 7.26m)
Fitted with a good range of grey shaker style wall and base units, wood effect worksurfaces, 1 1/2 ceramic sink and drainer unit and tiling to the splash back. CDA range oven with extractor above, integrated dish washer, space for American fridge freezer, spotlights, coving to the ceiling and laminate flooring. Central heating radiator, two double glazed windows to the side and a double glazed window to the rear, all fitted with shutters.

Living Area

11' 6" into chimney breast x 14' 1" (3.51m into chimney breast x 4.29m)
Open to the kitchen and dining area with decorative feature fire place, decorative coving to the ceiling, picture rail and door to under stairs storage. Central heating radiator and laminate flooring.

Dining Area

12' 2" x 8' 3" (3.71m x 2.51m)
Wall lights, laminate flooring, tv point and central heating radiator. Vellux window and double glazed patio doors to the rear with fitted shutters.

First Floor Bedroom One

10' 9" plus recess x 14' 11" (3.28m plus recess x 4.55m)
Coving to the ceiling, fitted storage and wardrobes, central heating radiator and double glazed window to the front.

Bedroom Two

11' 4" into recess x 11' 6" plus recess (3.45m into recess x 3.51m plus recess)
Built in storage, coving to the ceiling, central heating radiator and double glazed window to the rear.

Bedroom Four

9' 11" plus recess x 6' 4" (3.02m plus recess x 1.93m)
Neutral decor, coving to the ceiling, central heating radiator and double glazed window to the front.

Bathroom

Fitted with wc, wash hand basin with vanity units, bath with mixer tap and shower cubicle. With extractor fan, coving to the ceiling, spotlights and double glazed window.

Second Floor Bedroom Two

15' inc stairs and sloping ceiling x 10' 1" (4.57m inc stairs and sloping ceiling x 3.07m)
A staircase leads from the first floor landing to a generous double room with eaves storage, tv point and spotlights to the ceiling, central heating radiator and velux window to the front and rear.

Exterior

To the rear are attractive gardens with a Indian stone patio leading to a lawned garden. The garden is enclosed by fence.

Drive

Large block paved driveway with parking for several cars leading to the garage.

Garage

17' 2" x 11' (5.23m x 3.35m)

Located in the rear garden, metal and wood cladded with up and over door.

*** Legal Fees Paid* *** T&c's

The property is being sold through our clients Part Exchange/Assisted Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction

Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



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welcome to

Welham Road, Retford

- **** LEGAL FEES PAID* **** T&C's apply
- Beautifully appointed bay fronted semi-detached home
- Superb open plan ground floor accommodation and conservatory
- Four double bedrooms, modern family bathroom
- Lovely rear gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD108790 - 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.

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