



Edgbaston Drive, Retford DN22 7HN

welcome to

Edgbaston Drive, Retford

Beautifully presented four bedroom detached family home with a lounge, dining room and spacious breakfast kitchen area. En suite to master bedroom and further family bathroom. The home benefits from OWNED solar panels. Positioned on a modern build development, close to many amenities.



Entrance Hall

Two storage cupboards, under stairs storage, porcelain tiled flooring, solar panel controls, central heating radiator and new double glazed front door.

Cloakroom

Fitted with wc, wash hand basin, central heating radiator and porcelain tiled flooring.

Dining Room

10' 9" x 9' 9" (3.28m x 2.97m)

Neutral decor, central heating radiator and two double glazed windows.

Lounge

16' 9" x 10' 4" (5.11m x 3.15m)

Feature fire surround with electric fire, two central heating radiators, double glazed window and double glazed french doors.

Breakfast Kitchen

15' max x 15' max (4.57m max x 4.57m max)

Fitted with a good range of cream wall and base units, vertical pantry cupboard, complementary work surfaces and 1 1/2 sink and drainer unit. Central island with complementary work surfaces and pan drawers beneath. Integrated appliances including electric oven, gas hob with extractor above. Space for fridge freezer, washing machine and dryer. Space and plumbing for dishwasher. Central heating radiator, three double glazed windows, porcelain tiled flooring and double glazed french doors.

Landing

Staircase leading to the landing with central heating radiator and loft access.

Bedroom One

13' 2" x 10' (4.01m x 3.05m)

Fitted wardrobes to one wall, central heating radiator and two double glazed windows.

En Suite

Fitted with wc, wash hand basin and shower cubicle. Complementary flooring, shaver/electric toothbrush point. heated towel rail and double glazed window.

Bedroom Two

12' 6" x 8' 8" (3.81m x 2.64m)

Fitted wardrobes, central heating radiators and two double glazed windows.

Bedroom Three

9' plus recess x 10' 4" to wardrobe fronts (2.74m plus recess x 3.15m to wardrobe fronts)

Fitted wardrobes, central heating radiator and double glazed window.

Bedroom Four

7' 1" including storage x 7' 6" max (2.16m including storage x 2.29m max)

Built in cupboard, central heating radiator and double glazed window.

Bathroom

Fitted with white three piece suite with shower over the bath, splash back tiling, complementary flooring and heated towel rail.

Front Garden

Plants and shrubs with hedging.

Rear Garden

Lawned garden with plants, shrubs and paved patio areas mainly enclosed with wall and fencing which is gated.

Drive

Side driveway leading to the garage.

Garage

Attached single garage with up and over door, power and light.

Solar Panels

The solar panels are owned and a battery system is included.



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welcome to

Edgbaston Drive, Retford

- Superb four bedroom detached family home
- Lounge, dining room and spacious breakfast kitchen
- Master bedroom with en suite and further family bathroom
- Side driveway leading to the attached garage
- Enclosed lawned rear garden with patio area

Tenure: Freehold EPC Rating: A

Council Tax Band: D

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD107544 - 0006

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