









## 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.





## welcome to

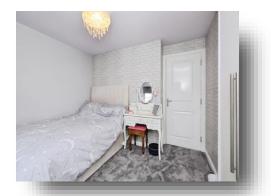
# **Edgbaston Drive, Retford**

- 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

# view this property online williamhbrown.co.uk/Property/RFD107544



Property Ref: RFD107544 - 0006 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.





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.