



**Rose Bowl Gardens, RETFORD DN22 7WA**



**welcome to**

**Rose Bowl Gardens, RETFORD**

Beautifully presented throughout this four bedroom detached property arranged over three levels with lovely dining kitchen opening out onto the garden, master bedroom with en suite, single garage and enclosed rear gardens. Situated in part of a popular residential development.



## Entrance Hall

Under stairs storage, complementary flooring, central heating radiator and composite door.

## Dining Room

12' 8" x 8' ( 3.86m x 2.44m )

Modern decor, central heating radiator and double glazed window.

## Cloakroom

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

## Dining Kitchen

20' 11" x 11' 3" max ( 6.38m x 3.43m max )

Fitted with gloss cappuccino wall and base units, complementary work surfaces and sink and drainer unit. Integrated appliances including electric oven, electric hob, dish washer and fridge freezer. Complementary flooring, central heating radiator, double glazed window and double glazed bi fold doors.

## First Floor

### First Floor Landing

20' 11" x 12' 8" ( 6.38m x 3.86m )

Stairs leading to the first floor landing with three large double glazed windows and two central heating radiators.

## Bedroom Three

11' 5" x 10' 9" ( 3.48m x 3.28m )

Modern decor, central heating radiator and double glazed window.

## Bedroom Four

11' 5" x 9' 3" ( 3.48m x 2.82m )

Modern decor, central heating radiator and double glazed window.

## Bathroom

7' 11" x 7' 5" ( 2.41m x 2.26m )

Fitted with three piece white suite with shower cubicle, complementary flooring, heated towel rail and double glazed window.

## Second Floor

### Second Landing

Staircase leading to the second floor landing with central heating boiler in cupboard.

## Master Bedroom

18' 11" to wardrobe fronts x 16' 6" plus door recess ( 5.77m to wardrobe fronts x 5.03m plus door recess )

Modern decor, built in wardrobes, three central heating radiators, double glazed window and double glazed vellux style window. L shaped room with sloping ceilings and loft access.

## En Suite

Fitted with wc, wash hand basin, shower cubicle, heated towel rail and double glazed vellux style window.

## Bedroom Two

13' 3" x 8' 3" ( 4.04m x 2.51m )

Further double room with sloping ceilings, two vellux style double glazed windows and central heating radiator.

## Front Garden

Open planned lawned front area.

## Rear Garden

Lawned rear gardens with pebbles, plants and shrubs. Paved patio area and timber pergola all enclosed with wall and fencing.

## Shed

## Garage

16' 7" x 8' 3" ( 5.05m x 2.51m )

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



**view this property online** [williamhbrown.co.uk/Property/RFD110298](http://williamhbrown.co.uk/Property/RFD110298)



welcome to

## Rose Bowl Gardens, RETFORD

- Beautifully presented four bedroom detached family property
- Lovely spacious dining kitchen with bi folds opening out onto the garden
- Spacious master bedroom with en suite
- Single garage and enclosed rear garden
- Situated on a popular residential development

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

**£315,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RFD110298](http://williamhbrown.co.uk/Property/RFD110298)



Property Ref:  
RFD110298 - 0004

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.

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.



william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**