









welcome to

Maryfield Close, RETFORD

This is a spacious and well presented four bedroom semi-detached home positioned on a popular cul de sac location. This home has a newly fitted kitchen, spacious lounge dining area, large utility room and en suite to master bedroom plus family bathroom. Enclosed rear garden and integral garage.













Entrance Hall

Complementary flooring,

Lounge Diner

24' 5" max x 12' 4" max (7.44m max x 3.76m max)
Feature fire surround with an electric fire inset, two central heating radiators and a double glazed bow window and patio doors leading to the rear garden.

Kitchen

8' 6" x 7' 7" (2.59m x 2.31m)

Fitted with a range of grey wall and base units with complementary works surfaces and a stainless steel sink and drainer. Integrated electric oven and hob with an extractor above plus space for appliances. Walk in pantry, double glazed window, central heating radiator and a door leading to the garage.

Utility Room

9' x 8' 3" (2.74m x 2.51m)

Positioned to the rear of the garage and fitted with wall and base units with a stainless steel sink and drainer, space for appliances, wall mounted boiler and a double glazed window.

First Floor Landing

Loft access.

Bedroom One

 $18' \ 2" \ x \ 8' \ 8"$ to rear of wardrobe ($5.54m \ x \ 2.64m$ to rear of wardrobe)

Fitted wardrobes, central heating radiator and a double glazed window to the front elevation.

En Suite

Fitted with a double shower cubicle, wash hand basin and a w.c. Fully tiled walls, complementary flooring, heated towel rail and loft access.

Bedroom Two

11' 11" to rear of wardrobes x 8' 9" (3.63m to rear of wardrobes x 2.67m)

Fitted wardrobes, central heating radiator and a double glazed window to the front elevation.

Bedroom Three

11' 11" to rear of wardrobes x 8' 9" (3.63m to rear of wardrobes x 2.67m)
Built in wardrobes, central heating radiator and a double glazed window to the rear elevation.

Bedroom Four

6' 8" x 6' 7" (2.03m x 2.01m)

Storage above the bulkhead, central heating radiator and a double glazed window to the front elevation.

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

Three piece suite in white including a shower above the bath. Fully tiled walls and flooring, double glazed window and a heated towel rail.

Exterior

To the front of the property is a driveway and a block paved patio garden. To the rear is a garden with artificial grass, a paved patio, covered deck and an outside tap. The garden is enclosed by fence.

Integral Garage

20' 6" x 8' 9" (6.25m x 2.67m)

An integral garage with power and light.





Maryfield Close, RETFORD

- NO UPWARD CHAIN
- Four bedroom semi detached property situated at the end of the cul de sac
- En suite to master bedroom plus family bathroom
- Spacious lounge/dining area
- Newly fitted kitchen and large utility area/second kitchen

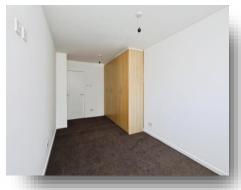
Tenure: Freehold EPC Rating: C

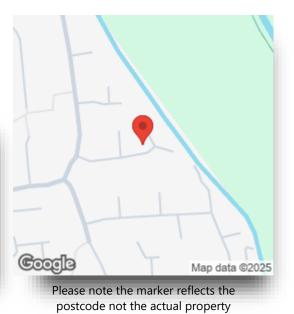
Council Tax Band: A

£215,000









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Property Ref: RFD110225 - 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.





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