

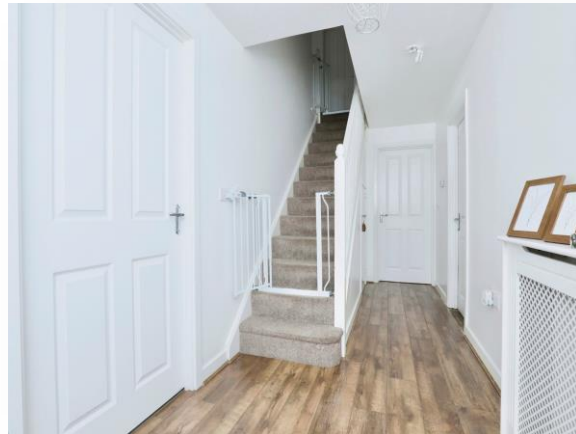


**White Park Place, Retford DN22 7ZB**

**welcome to**

**White Park Place, Retford**

This is a GENEROUSLY APPOINTED five bedroom detached home, positioned on a highly regarded modern build development to the fringes of Retford town. Well presented internal accommodation plus beautifully landscaped gardens. **\*\*NHBC guarantee until 2017\*\***



### **Entrance Hall**

A double glazed door leads to the entrance hall with laminate flooring, central heating radiator and stairs leading to the first floor.

### **Cloakroom**

Fitted with a wash hand basin and a w.c. Central heating radiator and an extractor fan.

### **Lounge**

15' x 10' 8" ( 4.57m x 3.25m )

Double glazed window to the front elevation, tv and telephone point and a central heating radiator.

### **Kitchen**

21' 2" x 9' 9" ( 6.45m x 2.97m )

Fitted with a good range of wall and base units with a one and a half sink and drainer and worksurfaces. Integrated gas hob with an extractor above and an integrated electric oven, there is also space for a fridge freezer and plumbing for a washing machine. Central heating radiator and rear facing double glazed door and window.

### **Pantry**

7' 8" x 9' ( 2.34m x 2.74m )

Laminate flooring and space for a fridge freezer.

### **Utility Room**

6' 5" x 5' 5" ( 1.96m x 1.65m )

Wall and base units with worksurfaces, space for a dryer, plumbing for a washing machine. Wall mounted central heating boiler and a radiator, extractor fan and a rear facing double glazed door.

### **First Floor Landing**

#### **Master Bedroom One**

11' 8" x 13' 5" ( 3.56m x 4.09m )

Double glazed window to the front elevation and a central heating radiator.

### **Ensuite**

Fitted with a walk in shower cubicle, wash hand basin and a w.c. Tiled splashbacks and a double glazed window to the front.

### **Bedroom Two**

10' 3" x 11' 4" plus recess ( 3.12m x 3.45m plus recess )

Double glazed window to the front elevation, storage cupboard and a central heating radiator.

### **Bedroom Three**

11' 9" x 10' max ( 3.58m x 3.05m max )

Double glazed window to the rear elevation and a central heating radiator.

### **Bedroom Four**

9' 3" x 10' 2" max ( 2.82m x 3.10m max )

A further double room with a double glazed window to the rear elevation and a central heating radiator.

### **Bedroom Five**

6' 10" x 7' 1" max ( 2.08m x 2.16m max )

Double glazed window to the rear elevation and a central heating radiator.

### **Bathroom**

Fitted with a bath with a shower above, wash hand basin and a w.c. Central heating radiator, extractor fan and tiled splashbacks.

### **Exterior**

To the front is a small shaped lawned garden with shrub borders. A garden path leads to the side and rear. There is also a paved driveway which leads to the garage. To the rear are landscaped gardens with a patio area, mature borders, cold water tap and a gate to the side.

### **Garage**

Previously the garage which has now been partitioned to create a storage room.



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welcome to

## White Park Place, Retford

- Modern detached five bedroom home
- Living kitchen, utility, cloakroom and spacious lounge
- Master bedroom with ensuite, four further bedrooms (three doubles, one single)
- Beautiful landscaped rear gardens
- Driveway and a garage

Tenure: Freehold EPC Rating: B

offers in excess of

**£315,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109238 - 0008

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