



15 Redforde Park Road , Retford,  
DN22 7GE



4



2



2



£330,000



Welcome to 15 Reforde Park Road, a charming four-bedroom detached home offering versatile and comfortable living spaces perfect for a family. The ground floor boasts a well-appointed kitchen, a spacious living room, and a separate dining room featuring a cosy multi-fuel burner, ideal for both everyday life and entertaining. With a master en-suite, a versatile fourth bedroom/dressing room, and a convenient utility room, this property is designed for modern practicality. Outside, a generous block-paved driveway provides ample parking leading to a garage, complemented by a private, enclosed rear garden with a patio area.





## Porch

UPVC door with double-glazed obscure glass and matching side lights.

## Living Room 3.93m x 4.58m (12'11" x 15'0")

TV point, wall-mounted electric fire underneath media unit, double panel radiator, carpeted throughout.



## Kitchen 3.26m x 4.58m (10'8" x 15'0")

Wall and floor mounted cupboards, space for a large 7 ring cooker. Space for large American-style fridge freezer. Under-stairs storage. Space and plumbing for washing machine. Bowl and a quarter sink with drainer and mixer tap. UPVC door leading to the rear aspect with double-glazed obscure glass. Two double-glazed windows to the rear aspect.

## Utility 1.86m x 2.92m (6'1" x 9'7")

Sink with drainer and mixer tap. Space and plumbing for washing machine. Floor and wall mounted cupboards. Ladder-style radiator.

## Downstairs WC 0.91m x 1.86m (3'0" x 6'1")

Dual flush WC. Wall-mounted heated towel rail. Wash hand basin mounted on worktop with mixer tap.



## Family Room 3.53m x 3.93m (11'7" x 12'11")

Velux window, double-glazed window to the rear aspect. French doors and wall-mounted ladder-style radiator. Multi-fuel burner.

## Stairway

Double panel radiator and carpeted throughout.

## First Floor Landing

Single panel radiator. Double-glazed window to the side aspect.

## Bedroom One

Double-glazed window to the front aspect. Carpeted throughout. Small wardrobe area. Single panel radiator. Velux window.

## Ensuite 2.76m x 0.94m (9'1" x 3'1")

Dual flush WC. Wall-mounted heated towel rail. Wash hand basin on vanity unit with mixer tap. Walk-in shower with wall-mounted shower controls and showerhead.

## Bedroom Two 3.27m x 2m (10'8" x 6'7")

Double-glazed window to the front aspect. Single radiator. Carpeted throughout. TV point.





### Bedroom Three 2.17m x 1.97m (7'1" x 6'6")

Double-glazed window to the front aspect. Single panel radiator. Carpeted throughout.

### Bedroom Four / Dressing Room 3.15m x 2.63m (10'4" x 8'7")

Two storage cupboards. Carpeted throughout. Single panel radiator. Double-glazed window to the rear aspect.

### Bathroom

Panel bath with wall-mounted shower controls and showerhead and splash screen. Double-glazed obscure glass window to the rear aspect. Dual flush toilet. Wall-mounted heated towel rail. Wash hand basin on vanity unit.

### Garage

Power and lighting within, with spotlights and electrically operated door. Single panel radiator.

### Gardens and Grounds

Private and enclosed rear garden with lawn area and patio area, perfect for entertaining with space for seating and a hardstanding for a shed.

### Disclaimer





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

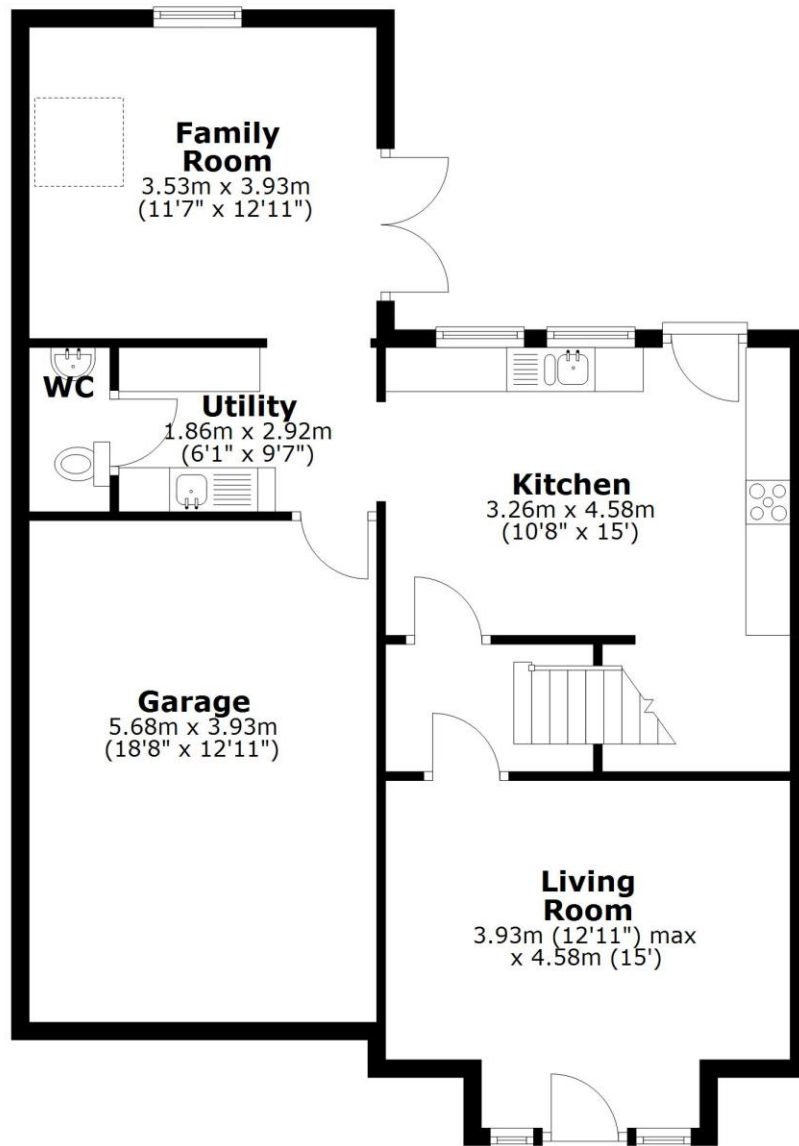
## Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



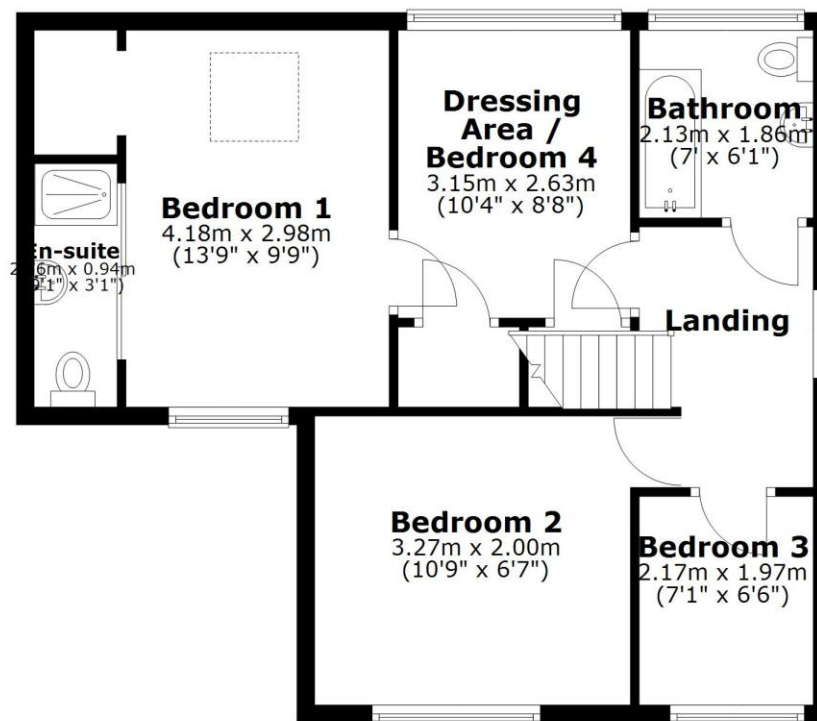
## Ground Floor

Approx. 83.9 sq. metres (903.4 sq. feet)



## First Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



Total area: approx. 139.4 sq. metres (1500.9 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |