1A PELHAM ROAD

RETFORD, DN22 7BJ

£280,000

FREEHOLD

****GUIDE PRICE £280,000-£300,000****

A stylish and traditional four-bedroom family home, arranged over three floors and beautifully presented throughout. Combining period character with modern family living, the property offers generous accommodation in a highly convenient location, within walking distance of Retford Train Station, Kings Park and the town centre. The welcoming entrance hall leads to a downstairs WC, well-appointed kitchen/diner with integrated appliances and bay window, and a generous lounge featuring decorative wall panelling and French doors opening onto the courtyard. Three well-proportioned bedrooms and a modern family bathroom occupy the first floor, while the second floor is dedicated to an impressive principal bedroom with fitted wardrobes, front and side-facing windows and a spacious en suite. Externally, the property benefits from an attractive frontage, gated access and detached single garage. The beautifully presented courtyard garden features established planting, external lighting and a fantastic built-in BBQ area with integrated fridge, shelving and power, perfect for entertaining.

Kendra Jacob

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1A PELHAM ROAD

• GUIDE PRICE £280,000-£300,000 • THREE STOREY ACCOMODATION • FOUR BEDROOMS • TRADITIONAL & STYLISH THROUGHOUT • COURTYARD WITH BBQ AND OUTDOOR ENTERTAINMENT AREA • DETACHED GARAGE WITH NEWLY FITTED ELECTRIC DOOR • WALKING DISTANCE TO THE TRAIN STATION • PERFECT FOR FIRST TIME BUYERS & YOUNG COUPLES • OFF ROAD PARKING • SEMI-DETACHED

ENTRANCE HALL

A welcoming entrance hall accessed via a composite front door. The entrance hall features ceramic tiled flooring, a central heating radiator and stairs rising to the first floor.

CLOAKROOM

A partially tiled cloakroom comprising a wash hand basin, low-flush WC, central heating radiator and a side-facing double-glazed obscure window.

KITCHEN/DINER

A well-appointed kitchen/diner fitted with a range of wall and base units with under-unit lighting and work surfaces incorporating a stainless-steel sink and drainer. Integrated appliances include a four-ring gas hob with extractor, electric oven and microwave, together with a fridge/freezer and automatic washing machine. Ceramic tiled flooring and a front-facing double-glazed bay window giving the perfect lighting and completing the space.

LIVING ROOM

A well-proportioned living room featuring attractive decorative wall panelling, laminate flooring and an understairs storage cupboard. There are central heating radiators and ample power points, together with French doors opening onto the beautiful court yard and a further side-facing double-glazed window giving more lighting into the reception room.

FIRST FLOOR-LANDING

The first-floor landing features an attractive dado rail, oak staircase and airing cupboard, together with a central heating radiator. Access to three bedrooms and a modern family bathroom suite.

BEDROOM TWO

A generous double bedroom with a front-facing double-glazed bay window and decorative wall panelling to one wall. The room benefits from ample power points and a central heating radiator.

BEDROOM THREE

A well-proportioned bedroom with a rear-facing double-glazed window, power points and a central heating radiator.

BEDROOM FOUR

A versatile bedroom with a rear-facing double-glazed window, power points and a central heating radiator. This room is currently utilised as a dressing room.

FAMILY BATHROOM

A modern family bathroom comprising a panelled bath with rainfall shower over and additional shower attachment, wash hand basin set within a vanity unit and low-flush WC. Further features include partially tiled walls and a chrome heated towel radiator.

SECOND FLOOR-LANDING

A beautifully presented second-floor landing/feature area with a central heating radiator and attractive mirrored wall with dado rail.

BEDROOM ONE

A generous master bedroom enjoying front- and side-facing double-glazed windows. The room benefits from fitted wardrobes with sliding doors, ample power points and

central heating radiator. Access is provided to the en suite shower room.

EN SUITE

A spacious en suite comprising a walk-in shower with rainfall shower, wash hand basin and low-flush WC, together with a shaver point. There is also a large useful storage cupboard with shelving, chrome heated towel radiator and a further central heating radiator. A rear-facing Velux window provides natural light.

EXTERNAL

The property is approached via a gated entrance leading to the main entrance door and boasts an attractive frontage. To the rear is a detached single garage, together with a driveway and secure gated access leading to the beautifully appointed courtyard garden. The courtyard provides an excellent outdoor entertaining space, featuring a paved patio, external lighting and attractive established planting. A fantastic built-in BBQ area, complete with integrated fridge, shelving and power, creates the perfect setting for entertaining family and friends throughout the year.

DETACHED GARAGE

With electric door, power and lighting.

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ADDITIONAL INFORMATION

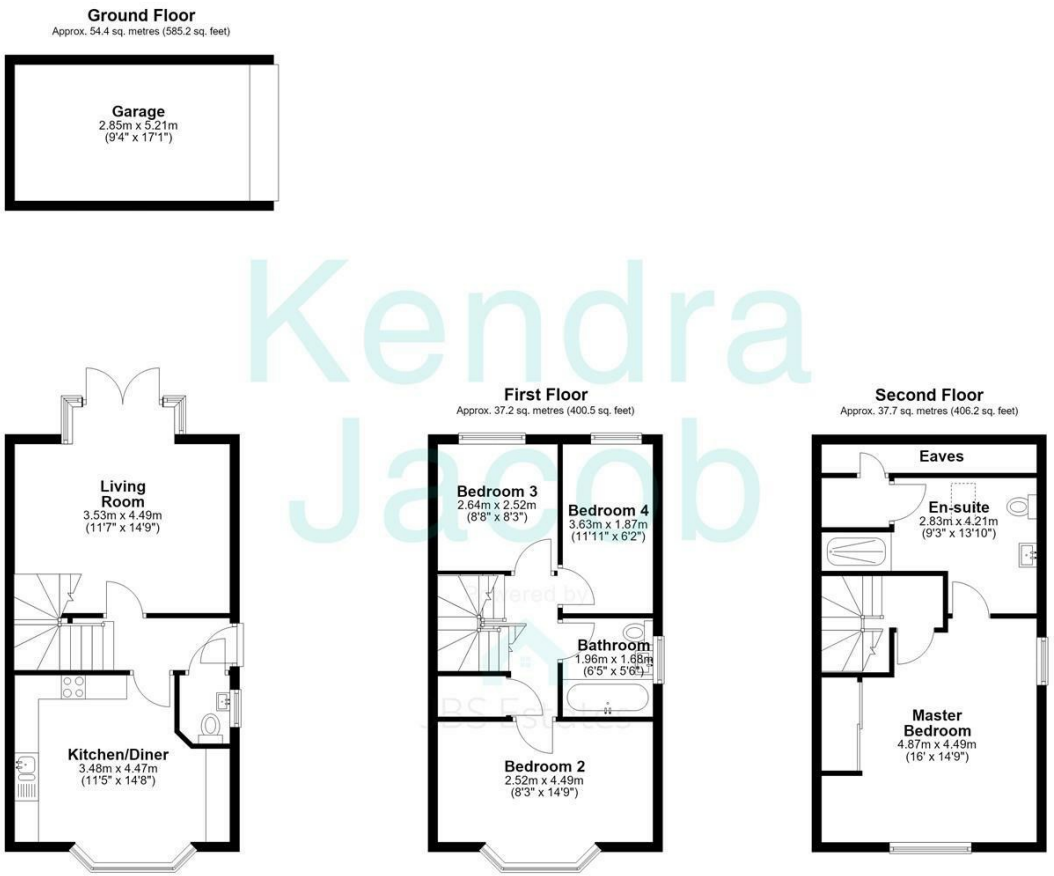
Local Authority – Bassetlaw

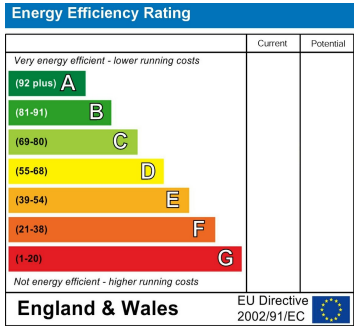
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1391.90 sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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