



Edgbaston Drive, Retford DN22 7HN

welcome to

Edgbaston Drive, Retford

Beautifully presented four bedroom detached family home with a lounge, dining room and spacious breakfast kitchen area. En suite to master bedroom and further family bathroom. The home benefits from OWNED solar panels. Positioned on a modern build development, close to many amenities.



Positioned on the highly desirable development of modern homes. The well regarded development is on the edge of Retford town where amenities include supermarkets, shops, market three days a week and a monthly farmers market which offer locally produced goods busy market square. There is also town park, Kings Park which has both the River Idle and the chesterfield canal running through its spacious ground as well as a children's play park, small café, Victorian bandstand and bowling green

For those who wish to commute there is a rail link to London from Retford rail station in just 1hr 25 minutes as well as many other major UK cities. The A1 motorway is accessed in under 4 miles and for those travelling further afield, Humberside, East Midlands and Leeds Bradford airport are all around an hour away by road .

Entrance Hall

Cloakroom

Dining Room

10' 9" x 9' 9" (3.28m x 2.97m)

Lounge

16' 9" x 10' 4" (5.11m x 3.15m)

Breakfast Kitchen

15' max x 15' max (4.57m max x 4.57m max)

Landing

Bedroom One

13' 2" x 10' (4.01m x 3.05m)

En Suite

Bedroom Two

12' 6" x 8' 8" (3.81m x 2.64m)

Bedroom Three

9' plus recess x 10' 4" to wardrobe fronts (2.74m plus recess x 3.15m to wardrobe fronts)

Bedroom Four

7' 1" including storage x 7' 6" max (2.16m including storage x 2.29m max)

Bathroom

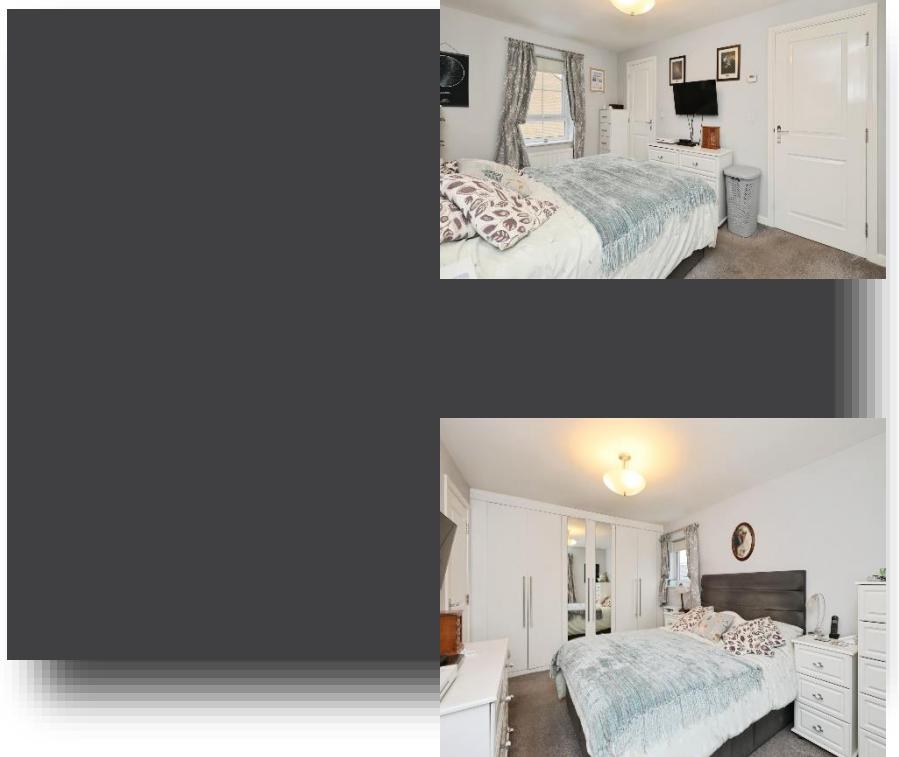
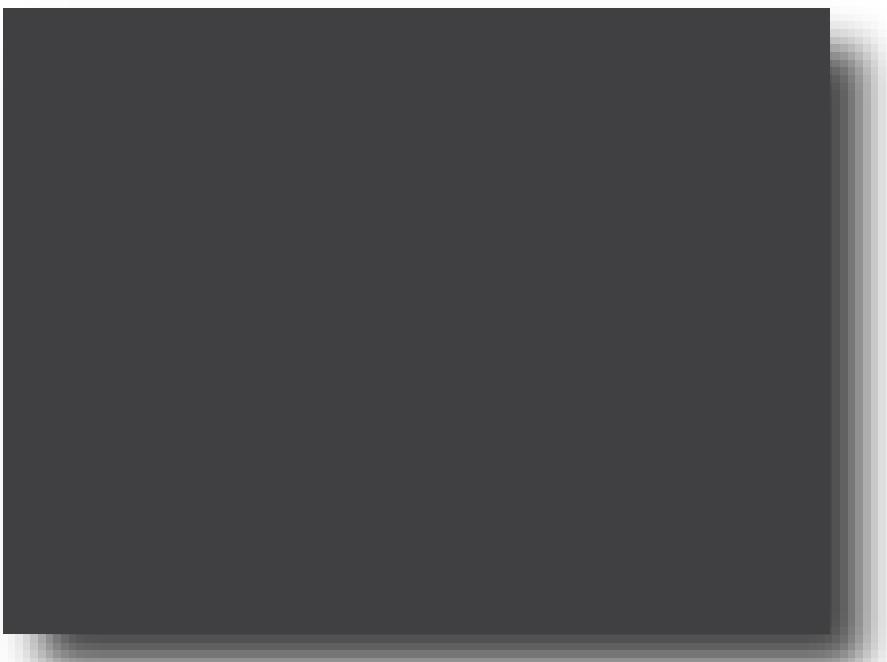
Front Garden

Rear Garden

Drive

Garage





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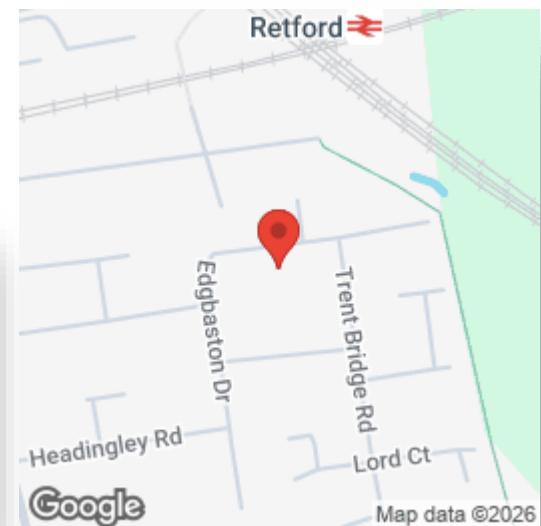
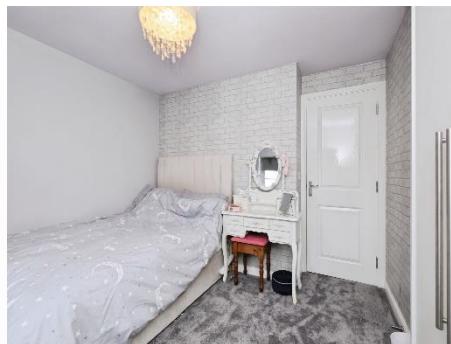
Edgbaston Drive, Retford

- Superb four bedroom detached family home
- Lounge, dining room and spacious breakfast kitchen
- Master bedroom with en suite and further family bathroom
- Side driveway leading to the attached garage
- Enclosed lawned rear garden with patio area

Tenure: Freehold EPC Rating: A

Council Tax Band: D

£325,000



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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.



Property Ref:
RFD107544 - 0007

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Please note the marker reflects the postcode not the actual property

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