



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

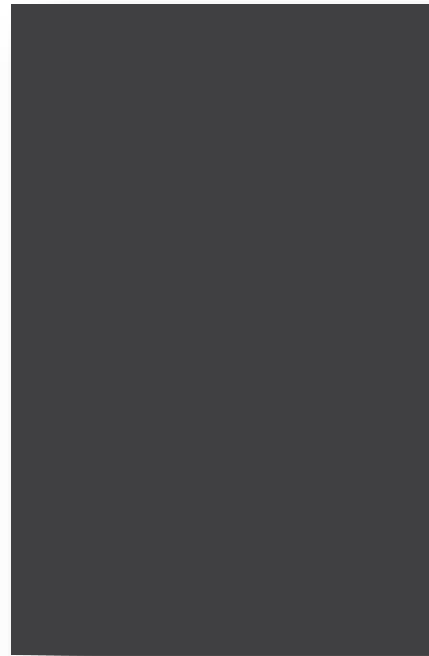
Front Garden

Rear Garden

Drive

Garage





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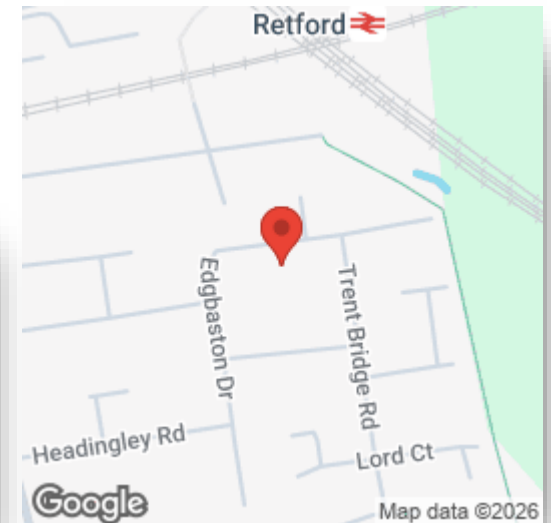
Edgbaston Drive, Retford

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD107544 - 0007

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