





8 WESTBOURNE CLOSE

RETFORD, DN22 7ES

£200,000

FREEHOLD

GUIDE PRICE £200,000-£210,000* Occupying a pleasant position within a quiet cul-de-sac, this attractive and well-proportioned three-bedroom family home offers spacious and versatile accommodation, ideally suited to modern family living. The property boasts a welcoming entrance hall with useful built-in storage and utility facilities, leading to a converted garage which now provides a versatile additional snug room, perfect for relaxing, a home office or children's playroom. The generous living and dining room offers an excellent space for both everyday family life and entertaining, featuring an attractive electric fireplace, solid oak staircase and French doors opening directly onto the rear garden, allowing plenty of natural light to flow through. The fitted kitchen provides a range of wall and base units. To the first floor are three well-proportioned bedrooms, including two double bedrooms, together with a family bathroom fitted with a three-piece suite. Externally, the property continues to impress, with an attractive gravelled frontage providing convenient off-road parking for two vehicles. To the rear is a good-sized enclosed garden, offering a combination of paved patio and lawned areas, together with a wooden summer house, creating an ideal setting for outdoor entertaining and family enjoyment. Further benefits include secure gated side access, external power points and an outside tap. Westbourne Close enjoys a convenient residential setting within the popular market town of Retford, Nottinghamshire. Ideally positioned for access to the town centre, the property is well placed for a range of local amenities, including shops, supermarkets, cafés, restaurants and leisure facilities. It is also within the school catchment area for Bracken Lane Academy Primary School.

Kendra Jacob

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8 WESTBOURNE CLOSE

• GUIDE PRICE £200,000-£210,000 • SEMI-DETACHED FAMILY HOME • THREE GOOD SIZE BEDROOMS • CONVERTED GARAGE TO A SNUG ROOM • LOCATED IN A PEACEFUL CUL-DE-SAC • DOUBLE DRIVEWAY • PERFECT FOR FIRST TIME BUYERS OR YOUNG FAMILIES





ENTRANCE HALL

Accessed via a front-facing composite entrance door, the entrance hall benefits from a useful built-in storage cupboard with lighting and plumbing for a washing machine, providing practical utility space.

SNUG AREA

A versatile additional reception room, converted from the original garage, featuring a front-facing double-glazed window, laminate flooring and central heating radiator. Ideal for use as a snug, home office or playroom.

LOUNGE/DINER

A generous and welcoming reception space offering ample room for both relaxing and entertaining. The room benefits from a front-facing double-glazed window and rear-facing double-glazed French doors providing access to the rear garden. There is an attractive electric fire with stone hearth and wooden surround, central heating radiators and a staircase leading to the first floor, featuring solid oak stairs and bannister.

KITCHEN

Fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink and drainer. Further features include an extractor hood, space for a cooker, plumbing for a dishwasher and tiled splashbacks. A central heating radiator, rear-facing double-glazed window and UPVC door provide access to the outside.

FIRST FLOOR-LANDING

Having a side-facing double-glazed window and laminate flooring, the landing provides access to three well-proportioned bedrooms and the family bathroom. There is also a useful built-in storage cupboard with a front-facing obscure double-glazed window and a wall-mounted central heating system.

BEDROOM ONE

A well-proportioned bedroom featuring a rear-facing double-glazed window, laminate flooring, central heating radiator and built-in wardrobe complete with hanging rail and shelving.

BEDROOM TWO

A good-sized double bedroom benefiting from a front-facing double-glazed window and central heating radiator.

BEDROOM THREE

A further well-proportioned bedroom with a rear-facing double-glazed window, central heating radiator and built-in storage wardrobe with hanging rail.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath with electric shower over, wash hand basin set within a vanity unit and low-flush WC. Additional features include partially tiled walls, central heating radiator, loft access and a front-facing obscure double-glazed window.

EXTERNAL

The property enjoys an attractive frontage with a gravelled area and off-road parking for two vehicles. To the rear is

an enclosed garden offering an excellent space for outdoor relaxation and entertaining. The garden features a paved patio area, lawn and a wooden summer house. Further benefits include secure gated side access, external power points and an outside tap.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 947.30 sq ft

Tenure – Freehold

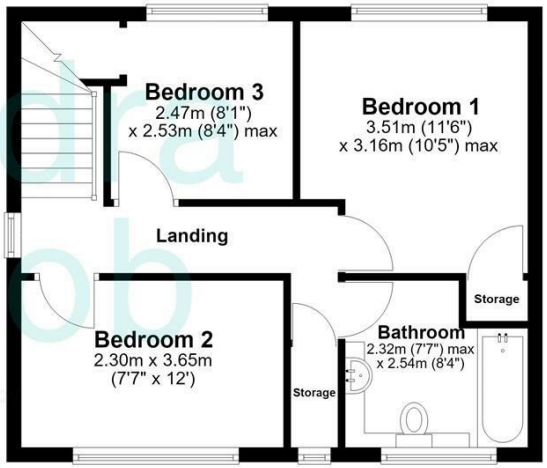




Ground Floor
Approx. 45.8 sq. metres (493.5 sq. feet)



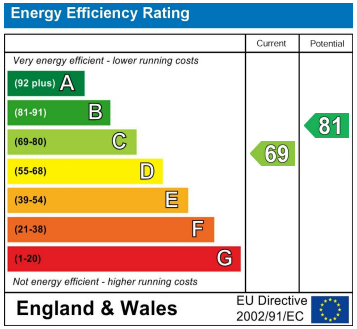
First Floor
Approx. 42.2 sq. metres (453.9 sq. feet)



Total area: approx. 88.0 sq. metres (947.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





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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