



Hill View Crescent, Clarborough Retford DN22 9JZ

welcome to

Hill View Crescent, Clarborough Retford

Well presented four bedroom detached bungalow with kitchen, lounge, dining room and utility room. Master bedroom with en suite, a separate toilet and principle bathroom. Mature landscaped wrap around gardens with an array of plants and trees. Positioned in the beautiful village of Clarborough.



Entrance Hall

Neutral decor with coving to the ceiling and central heating radiator.

Study/Bedroom Four

8' 4" x 7' 7" (2.54m x 2.31m)

Neutral decor, central heating radiator and double glazed window.

Bedroom Two

13' x 11' 10" (3.96m x 3.61m)

Neutral decor, central heating radiator and double glazed window.

Bedroom Three

12' x 11' 2" to wardrobe fronts (3.66m x 3.40m to wardrobe fronts)

Fitted wardrobes to one wall, neutral decor, central heating radiator and double glazed window.

Dining Room

11' 4" x 11' 11" (3.45m x 3.63m)

Neutral decor with coving to the ceiling, central heating radiator and double glazed patio doors leading out onto the patio.

Bathroom

10' 3" x 6' 1" (3.12m x 1.85m)

Generously appointed bathroom fitted with wc, wash hand basin and L shaped shower bath with aqualisa shower. Fully tiled walls, central heating radiator and two double glazed windows.

Inner Hall

Kitchen

12' 2" x 9' 2" (3.71m x 2.79m)

Fitted with a good range of white wall and base units, complementary work surfaces including breakfast bar with sink and drainer unit. Integrated appliances including electric double oven, gas hob with extractor above, dish washer and fridge freezer. Central heating radiator and double glazed window.

Lounge

18' 3" max x 13' 10" (5.56m max x 4.22m)

Feature fire surround with fire inset, coving to the ceiling, central heating radiator and large double glazed window.

Utility Room

13' 1" x 5' 5" (3.99m x 1.65m)

Fitted with a range of retro base units, complementary work surfaces with ceramic sink and drainer. Space for freezer and washing machine with Worcester Bosch boiler.

Wc

Separate wc with double glazed window.

Master Bedroom

15' 1" x 15' 6" max to wardrobes (4.60m x 4.72m max to wardrobes)

Spacious master bedroom with fitted wardrobes to one wall, central heating radiator and double glazed window.

En Suite

7' 4" x 6' 5" (2.24m x 1.96m)

Fitted with wc, wash hand basin with unit below and corner shower cubicle. Central heating radiator and double glazed window.

Exterior

Beautiful mature landscaped wrap around lawned gardens with an array of plants, shrubs and trees including fig, rose trees, lavender, raspberry, gooseberry and rhubarb. Clematis over the pergola and salad bed with storage to the side. Red gravel chippings and a wildlife pond.

Garage

18' 8" x 16' 8" (5.69m x 5.08m)

Full double electric up and over door, power, light and courtesy rear door.



view this property online williamhbrown.co.uk/Property/RFD110214



welcome to

Hill View Crescent, Clarborough Retford

- Good sized four bedroom detached bungalow
- Kitchen, lounge, dining room and utility room
- En suite to master bedroom plus separate toilet and bathroom
- Integral garage with courtesy door
- Mature landscaped wrap around gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£325,000



view this property online williamhbrown.co.uk/Property/RFD110214

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:
RFD110214 - 0005

 william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk