



58 Grove Coach Road, Retford,
DN22 7HB



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Offers in excess of
£400,000

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Key Features

- QUIET ATTRACTIVE LOCATION
- FOUR BEDROOMS
- LOUNGE AND LARGE OFFICE
- KITCHEN DINER
- WRAP AROUND GARDEN
- ENSUITE AND FAMILY BATHROOM
- EPC RATING 'TBC'
- FREEHOLD





This detached house offers comfortable and versatile accommodation across two well-proportioned public rooms and four bedrooms. The interior features a spacious lounge, providing an inviting area for relaxation, as well as a large office well-suited for remote working or study. The kitchen diner offers ample space for family meals and entertaining, complemented by a practical utility and boot room that add further convenience for everyday living. The property comprises four generously sized bedrooms, including a main bedroom with an ensuite and a separate family bathroom, ensuring flexible arrangements for residents and guests alike.

Externally, the house is set within a private wrap-around garden, offering an attractive environment for outdoor activities and leisure. Parking is provided by a tandem garage, suitable for multiple vehicles or additional storage needs. Gas central heating serves the property, contributing to year-round comfort and efficiency. The property is available on a freehold tenure, with the EPC rating to be confirmed.

Local area

Situated in the peaceful and appealing location of Retford in Nottinghamshire, this property offers a setting characterised by quiet surroundings and community-focused living. Retford is known for its blend of local amenities, green spaces, and accessibility to regional transport links, contributing to its appeal as a residential destination. The area provides a balanced lifestyle with access to

both modern conveniences and natural settings.

Entrance Hallway

Accessed via a UPVC entrance door with obscure double-glazed glass and a matching side window to the left aspect. The hallway features a panel radiator, a useful under-stairs storage cupboard, and doors leading to the ground floor accommodation. Stairs rise to the first-floor landing.

Downstairs WC 1.54m x 1.2m (5'1" x 3'11")

Comprising a low flush WC and wall-mounted wash hand basin with mixer tap. Double glazed window to the side aspect and panel radiator.

Kitchen / Diner 4.72m x 3.33m (15'6" x 10'11")

A well-appointed kitchen fitted with a range of wall and floor mounted cupboards. There is space for a Rangemaster-style oven with extractor hood above, space and plumbing for a freestanding dishwasher, and space for a fridge freezer. The kitchen also features a sink with drainer and mixer tap, double glazed windows to the rear and right aspects, a panel radiator, TV point and a central island with seating area and integrated wine fridge. A door leads into the boot room.

Boot Room 3.43m x 2.52m (11'4" x 8'4")

A practical space with a UPVC door featuring obscure double glazed glass and matching side panels. Additional UPVC door with double glazed window opens into the rear garden. Fitted with floor and wall mounted cupboards, sink with drainer, and housing the Worcester condensing boiler.

Utility Room 2.02m x 2.53m (6'7" x 8'4")

Double glazed window to the side aspect. Fitted with a countertop and under-counter space for a freestanding washing machine with plumbing and space for a tumble dryer.

Lounge 6.7m x 3.78m (22'0" x 12'5")

A spacious reception room featuring a fireplace with mantle and surround, double panel radiator and sliding doors with double glazing opening onto the rear





garden. Carpeted throughout and benefiting from a TV point.

Dining Room / Office 3.45m x 6.7m (11'4" x 22'0")

A versatile reception space with dual aspect double glazed windows, two panel radiators, TV point and carpeted flooring throughout. Ideal for use as a formal dining room, home office or additional living area.

Landing

Double glazed window to the side aspect on the stairwell and a further double glazed window to the front. The landing includes a panel radiator, two useful storage cupboards, loft access and doors leading to the remaining accommodation.

Bedroom One 3.46m x 6.71m (11'5" x 22'0")

A generous principal bedroom with dual aspect double glazed windows, two double panel radiators and carpeted flooring.

Ensuite

Fitted with a quadrant shower cubicle with wall-mounted shower controls and shower head, pedestal wash hand basin with mixer tap, and low flush WC.

Bedroom Two 3.76m x 2.57m (12'4" x 8'5")

Double glazed window to the front aspect, panel radiator, TV point and carpeted flooring.

Bedroom Three 2.86m x 3.76m (9'5" x 12'4")

Double glazed window to the rear aspect, panel radiator and carpeted flooring.

Bedroom Four 2.29m x 3.41m (7'6" x 11'2")

Double glazed window to the side aspect, panel radiator, TV point and carpeted flooring.

Family Bathroom 2.31m x 2.39m (7'7" x 7'10")

Fitted with a panel bath with wall-mounted shower controls and shower head, pedestal wash hand basin with mixer tap, and low flush WC. Heated towel rail and obscure double glazed window to the side aspect.

Externally



Front

The property benefits from a driveway providing parking for multiple vehicles. There is convenient side access to the boot room and rear garden. The home is ideally located close to primary schools and surrounding countryside.

Rear Garden

A private and enclosed wrap-around garden, mainly laid to lawn due to its corner position. The space includes a patio area ideal for entertaining, a decking area, and a garden shed with hardstanding.

The property also benefits from owned solar panels.

Tandem Garage

Featuring an up-and-over door to the front, as well as a double glazed window and door providing access to the rear garden.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

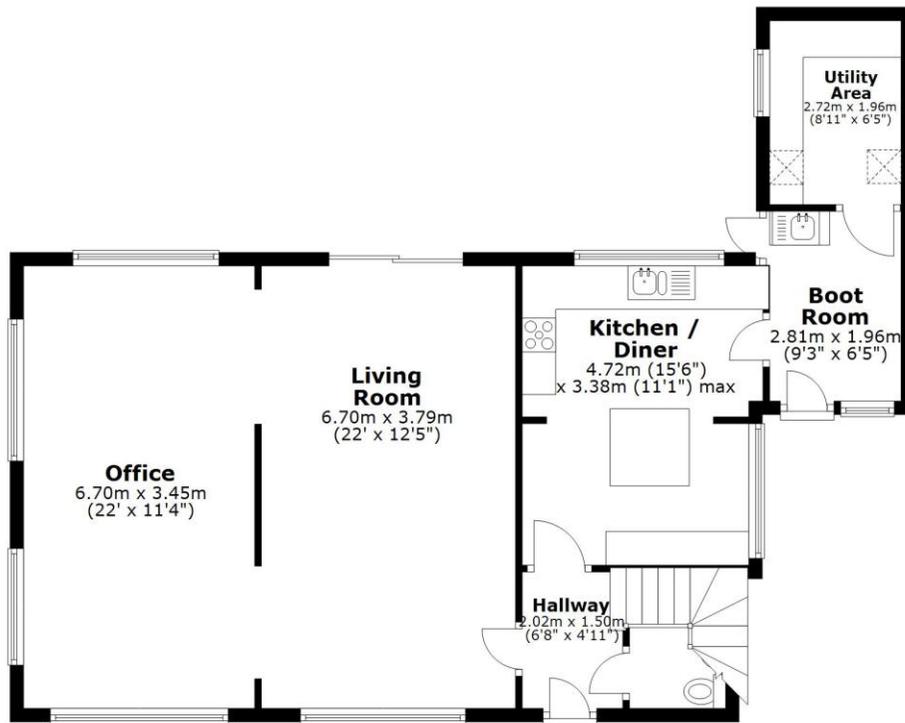
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





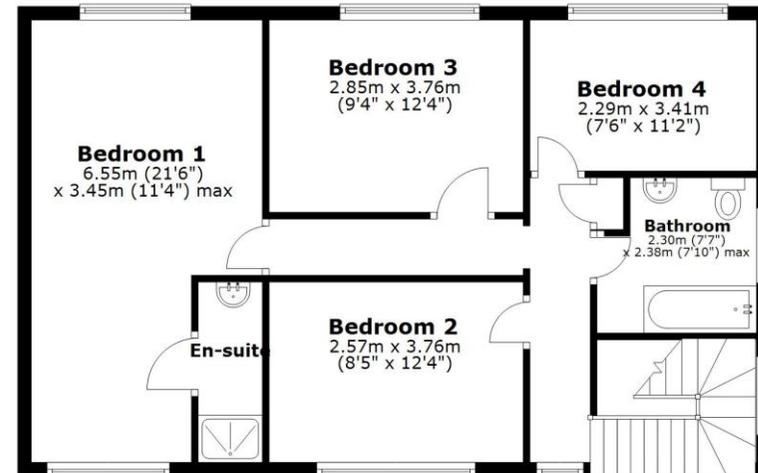
Ground Floor

Approx. 84.1 sq. metres (904.8 sq. feet)



First Floor

Approx. 70.9 sq. metres (763.3 sq. feet)



Total area: approx. 155.0 sq. metres (1668.0 sq. feet)

