



7 Welham Road, Retford, DN22 6TN



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2

£230,000



KEY FEATURES

- NO UPWARD CHAIN
- DESIRABLE RESIDENTIAL LOCATION
- THREE BEDROOMS
- BATHROOM
- SPACIOUS LOUNGE
- AIRY AND LIGHT DINING ROOM
- EPC RATING TBC
- FREEHOLD





NEWTON FALLOWELL



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Positioned in a highly sought-after residential location at the opening of Welham Road, this deceptively spacious three-bedroom semi-detached family home offers an excellent balance of traditional character and practical modern living. Situated directly opposite the landmark St. Saviour's Church, the property boasts a premier setting within comfortable reach of Retford's town centre amenities, local schooling, and excellent transport links.

**Ground Floor** Upon arrival, the property is set back behind an extensive, private tarmac driveway providing secure, enclosed off-road parking for multiple vehicles. The ground floor accommodation opens through a high-quality UPVC/composite entrance door into a welcoming hallway complete with stylish wood-effect flooring.

The principal living areas comprise two distinct, generous reception rooms. To the front, the formal lounge is centred around a feature fireplace and benefits from a beautiful curved bay window that floods the space with natural light. To the rear, a separate dedicated dining room offers an ideal environment for family meals and entertaining, boasting its own central fireplace and views overlooking the rear aspect. The ground floor is completed by a well-proportioned kitchen fitted with a comprehensive range of wall and base units, ample space for freestanding appliances, and direct access to the side and rear grounds.

**First Floor** Ascending to the first floor, a carpeted landing with convenient built-in storage leads to three well-appointed bedrooms. Bedrooms one and two are

excellently sized double rooms, with the second bedroom featuring highly practical fitted storage wardrobes. The third bedroom is a practical single room, perfect for a child's bedroom, nursery, or a dedicated home office.

The family bathroom has been thoughtfully upgraded, showcasing a large walk-in quadrant shower enclosure with integrated controls, an elegant vanity wash hand basin with integrated storage, and a separate, adjacent WC for added convenience.

**Exterior & Gardens** Externally, the property continues to impress. The front aspect features a manicured, compact lawn area alongside the expansive driveway, fully enclosed for privacy. Secure gated side access leads to the rear of the property, where a private, fully enclosed rear garden awaits—offering a safe haven for children to play and an ideal blank canvas for outdoor dining, entertaining, and gardening enthusiasts alike.

#### **Entrance Hallway** 1.1m x 3.3m (3'7" x 10'10")

Accessed via a UPVC/composite front door featuring double-glazed obscure glass windows and a matching side light. Finished with wood-effect flooring, a panel radiator, and stairs leading to the first-floor accommodation.

#### **Lounge** 3.6m x 3.6m (11'10" x 11'10")

A bright living space featuring a curved bay window with double-glazed windows to the front aspect. Includes a central fireplace with a decorative surround, TV points, and a panel radiator.

#### **Dining Room** 3.6m x 3.9m (11'10" x 12'10")

Spacious secondary reception room with a double-glazed window overlooking the rear aspect. Fitted with carpet throughout, a central fireplace with surround, a TV point, and a panel radiator.



### **Kitchen** 2.6m x 3.6m (8'6" x 11'10")

Equipped with a range of wall and base units with coordinating work surfaces. Features a sink with a drainer and mixer tap, ample space for a freestanding oven, a double-glazed window, and an obscure-glazed door leading to the side/rear.

### **Landing**

Carpeted stairs and landing providing access to the loft space and featuring built-in storage. A double-glazed window faces the rear aspect.

### **Bedroom One** 3m x 3.67m (9'10" x 12'0")

A double bedroom with a double-glazed window, panel radiator, and carpet throughout.

### **Bedroom Two** 3m x 3.6m (9'10" x 11'10")

A further double bedroom featuring a double-glazed window to the front aspect, fitted storage wardrobes, a panel radiator, and carpet throughout.

### **Bedroom Three** 1.8m x 2.8m (5'11" x 9'2")

A single bedroom with a double-glazed window to the front aspect and carpet throughout.

### **Bathroom** 2.6m x 2.58m (8'6" x 8'6")

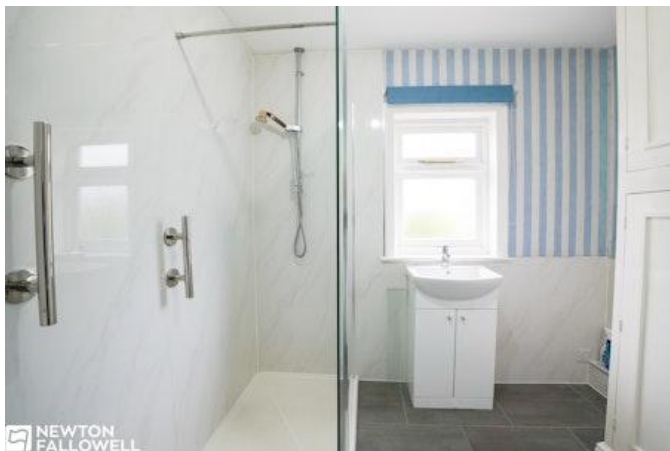
A generous bathroom comprising a large walk-in quadrant shower enclosure with integrated controls and a glass shower screen, alongside a wash hand basin set within a vanity unit featuring a mixer tap. Includes fitted storage, a panel radiator, and a double-glazed obscure window to the rear aspect.

### **Separate WC** 0.8m x 1.1m (2'7" x 3'7")

Separate from the main bathroom, featuring a low-level single-flush WC and a double-glazed obscure window to the rear aspect.

### **Exterior & Gardens**

Front & Driveway: Situated at the beginning of Welham Road, opposite the church, the property is set back from the main road and accessed via a tarmac driveway providing private, enclosed parking for multiple vehicles. Features a small lawned area and a side gate granting access to the rear.



Rear Garden: Enclosed private garden accessible from the driveway via the side of the property.

### 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.

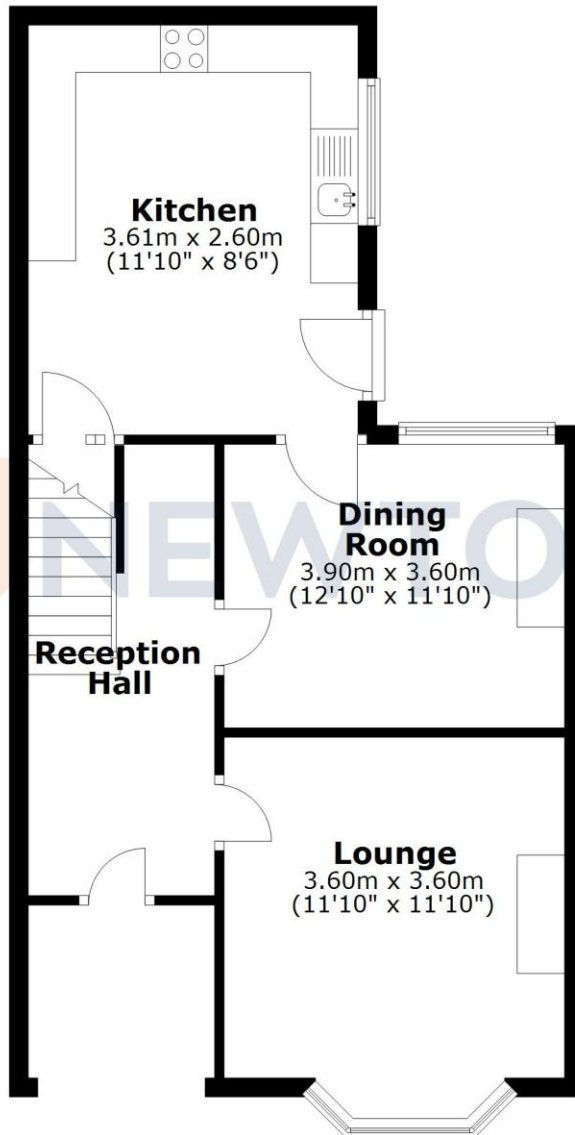
### Services

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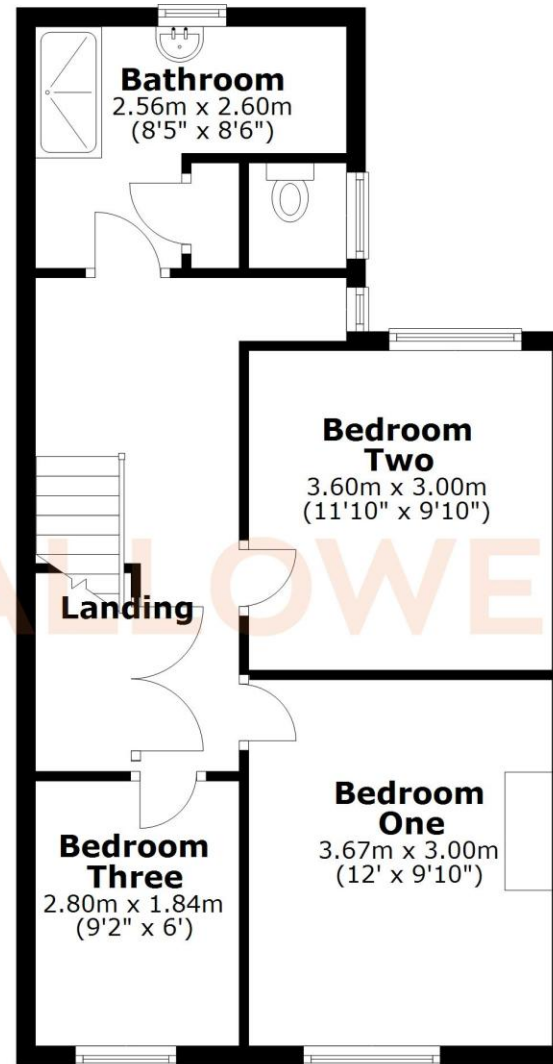
### Ground Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



### First Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



Total area: approx. 100.4 sq. metres (1081.0 sq. feet)

