



5 Denman Close, Retford, DN22
7QG



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£175,000

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KEY FEATURES

- NO UPWARD CHAIN
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- DRIVEWAY
- EPC RATING TBC
- FREEHOLD





This well-presented semi-detached house offers a practical and welcoming layout, ideally suited to those seeking comfortable living in Retford, Nottinghamshire. Thoughtfully arranged across two public rooms, the property incorporates a generous lounge as well as a dedicated dining room, providing excellent options for relaxation and entertaining guests. The property features three bedrooms, offering ample accommodation, complemented by a functional bathroom. The kitchen is well-positioned, catering efficiently to the needs of daily life.



The property further boasts a private garden, ideal for outdoor enjoyment, which is enhanced by the addition of a summerhouse. A private driveway provides convenient off-road parking. The house benefits from gas central heating, adding warmth and efficiency throughout the seasons. Offered on a freehold basis, the property is available with no upward chain, presenting a straightforward route to purchase. EPC rating is TBC.

Local area

Situated in Retford, Nottinghamshire, this property enjoys access to a range of local amenities, including shops, educational establishments, and leisure facilities. Retford is known for its efficient transport



links, providing connections to neighbouring towns and the wider region. The area benefits from a mix of community resources, green spaces, and established services, making it a practical location for a variety of buyers.

Entrance Hallway

Accessed via a UPVC front door with obscure double glazed glass, the hallway provides access to the ground floor accommodation and features a useful under-stairs storage cupboard. Stairs rise to the first floor, with a double glazed window to the side aspect.

Lounge 2.97m x 4.27m (9'8" x 14'0")

A comfortable living space with a double glazed window to the front aspect. The room benefits from carpeted flooring, a feature fireplace with mantle and surround, a tall wall-mounted radiator, and a TV point.

Dining Room 2.95m x 2.98m (9'8" x 9'10")

A separate dining area with carpeted flooring, a tall wall-mounted radiator alongside an additional radiator, and double glazed French doors opening out to the rear garden.

Kitchen 2.86m x 3.82m (9'5" x 12'6")

Fitted with a range of wall and base units incorporating a 1¼ bowl sink with drainer and mixer tap. There is space for a large Range Master-style oven with multi-ring gas hob, a freestanding fridge freezer, and under-counter space with plumbing for a washing machine. A double glazed window overlooks the side aspect, and a UPVC door with obscure double glazing provides access to the driveway.

Conservatory 3.24m x 3.58m (10'7" x 11'8")



A bright additional reception space with double glazed windows to three sides with French doors leading to the rear garden, carpeted flooring, and a radiator, ideal for relaxing or entertaining.

First Floor Landing

Carpeted throughout with a double glazed window to the side aspect on the stairwell and access to the loft.

Bedroom One 3.2m x 4.29m (10'6" x 14'11")

A spacious double bedroom featuring double glazed windows to the rear and side aspects, fitted storage cupboards, a panel radiator, TV point, and carpeted flooring.

Bedroom Two 2.36m x 4.25m (7'8" x 13'11")

A good-sized bedroom with a double glazed window to the rear aspect, panel radiator, fitted storage, and carpeted flooring.

Bedroom Three 2.24m x 3.39m (7'4" x 11'1")

With a double glazed window to the side aspect, panel radiator, and carpeted flooring.

Bathroom 1.83m x 2.5m (6'0" x 8'2")

Fitted with a freestanding bath with mixer tap, a pedestal wash hand basin with mixer tap, and a low flush WC. Additional features include a panel radiator and an obscure double glazed window to the front aspect.

Externally

Front

The front of the property features a pathway leading to the entrance, a gravelled area, and a driveway providing off-road parking for two vehicles. Gated access leads to the rear garden.

Rear Garden

A spacious and private enclosed garden, ideal for



outdoor living. The garden includes a patio seating area, decking, a summer house, additional outbuilding, and a shed. There are multiple sections with pathways running through, creating a versatile and well-utilised outdoor space.

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.

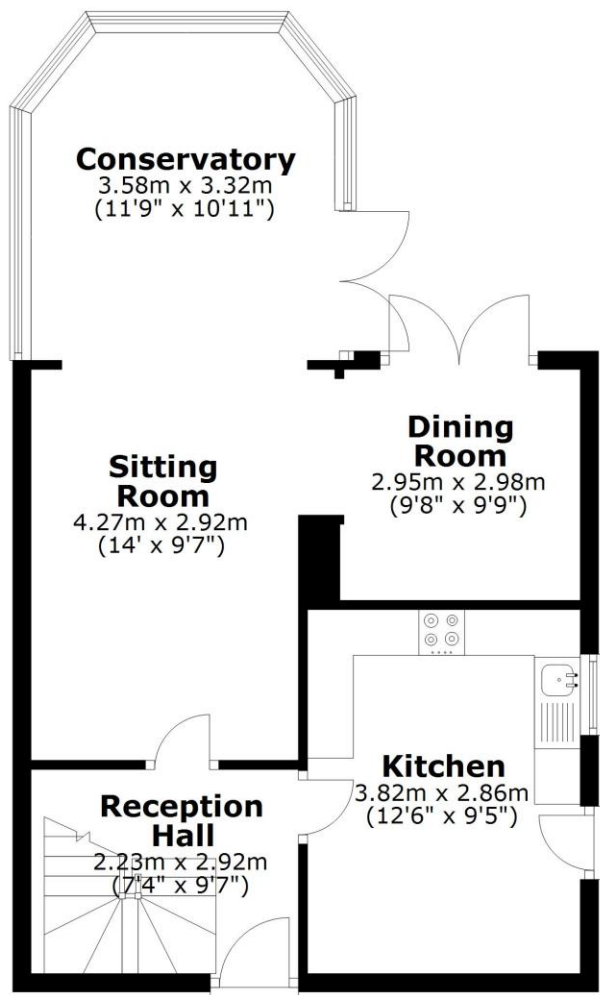
Services

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.



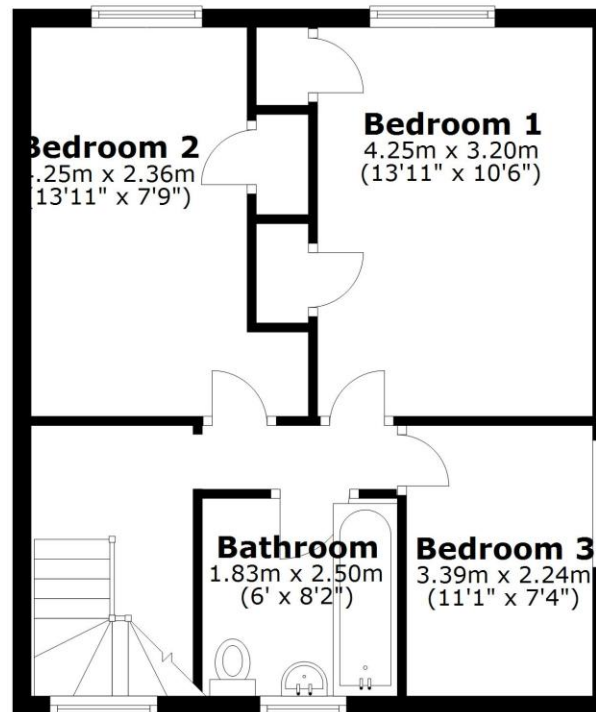
Ground Floor

Approx. 51.0 sq. metres (548.6 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 98.2 sq. metres (1056.7 sq. feet)

