NEWTONFALLOWELL

Whitehouse Cottage, Retford,
DN22 7JG

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Guide price £450,000 to £475,000

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KEY FEATURES

- PERIOD DETACHED COTTAGE
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- ATTRACTIVE GARDEN
- OFF-ROAD PARKING AND GARAGE
- MODERN KITCHEN DINER
- EPC RATING D
- FREEHOLD

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This distinguished period detached cottage presents a rare opportunity to acquire a well-appointed family residence in a sought-after part of Retford, Nottinghamshire. The property offers a versatile layout, featuring three generously sized bedrooms complemented by a modern kitchen diner, well suited to contemporary living. The accommodation includes two inviting reception rooms, providing ample space for both relaxation and formal entertaining. A cosy lounge creates an ideal setting for comfortable evenings at home, while the additional utility room and downstairs WC enhance the practicality of everyday life. Ideal logic boiler installed in 2023, remainder of 12 year warranty has been serviced yearly.

The property is set within an attractive, private garden offering a tranquil retreat, perfect for outdoor enjoyment throughout the seasons. Off-road parking is provided, together with the added benefit of a garage. Gas central heating serves the accommodation, contributing to an efficient and comfortable home environment. The tenure is freehold, offering peace of mind to prospective purchasers. EPC rating is a 'D'.

Local area

Situated in Retford, Nottinghamshire, the property enjoys convenient access to a range of local amenities, reputable schools, and transport links. The area combines a sense of community with the advantage of town facilities and green open spaces nearby, making it well suited for families and professionals alike.

Inner Hallway

Accessed via lounge door. Oak effect laminate flooring runs throughout, complemented by exposed beamwork and a panel radiator. There is a useful under-stairs storage cupboard and stairs rising to the first-floor accommodation.

Lounge 3.78m x 4.01m (12'5" x 13'2")

A characterful reception room featuring exposed beamwork and a gas stove. Double glazed window to the front elevation, vintage-style radiator, TV point, and Oak effect laminate flooring continued from the hallway.

Snug / Office 3.18m x 2.55m (10'5" x 8'5")

A versatile space with fitted sliding wardrobes, oak effect laminate flooring , panel radiator, and two sets of French-style single glazed doors allowing plenty of natural light.

Bedroom Four/Reception Room 3.76m x 3.78m (12'4" x 12'5")

Double glazed window to front aspect, oak effect laminate flooring and large alcoves for fitted wardrobes.

Kitchen 5.95m x 3.06m (19'6" x 10'0")

Fitted with a range of wall and base units as well as useful larder cupboards, There is a one-and-a-quarter bowl sink with mixer tap set within quartz worktop s, Two integrated AEG ovens, five-ring gas hob, and dishwasher. Space for a large American-style fridge freezer with plumbing. Dual aspect double glazed windows and a tall wall-mounted radiator complete the space. LVT flooring throughout.

Dining Area 5.36m x 3m (17'7" x 9'10")

A superb addition to the property featuring bi-folding double glazed doors to the rear garden, large double glazed skylight, tall radiator, TV point, and LVT flooring continued from the main ground floor.

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Utility Room

Underneath quartz worktop there is a space and plumbing for a freestanding washing machine and tumble dryer, large storage cupboard for household items, and double glazed window to the side elevation. LVT flooring throughout.

Ground Floor WC

Obscure double glazed window to the rear aspect, low flush WC, wash hand basin with mixer tap set on a vanity unit, and panel radiator. LVT flooring throughout. Also there are quartz worktops.

First Floor Landing

Double glazed window, carpeted flooring, and access to all bedrooms and bathroom.

Bedroom One 4.09m x 3.56m (13'5" x 11'8")

Double glazed window to the front aspect, panel radiator, fitted wardrobes, and oak effect laminate flooring.

Bedroom Two 4.09m x 3.55m (13'5" x 11'7")

Double glazed window to the front aspect, fitted wardrobe, oak effect laminate flooring, and access to the loft.

Bedroom Three 3.15m x 2.96m (10'4" x 9'8")

Double glazed window to the rear aspect, exposed beamwork, panel radiator, and oak effect laminate flooring.

Family Bathroom 2.9m x 2.9m (9'6" x 9'6")

Obscure double glazed window to the rear elevation. Comprising a 'D-shaped' bath with mixer tap, quadrant walk-in shower enclosure with a Aqualisa Digital Shower with dual showerheads, low flush WC, wash hand basin with mixer tap set on a vanity unit, and vintage wall-mounted heated towel rail. oak effect laminate flooring. There is also a mirrored smart tv installed in the bathroom.

Externally

Front

The property is positioned just off London Road, offering excellent transport links and is within a short walking distance of the town centre. Access is via a gate from the main road.

Rear Garden

A generously sized westerly-facing garden featuring a large patio area, summer house with electricity and plumbing, Greenhouse, detached outbuilding/garage, expansive lawn, and well-stocked flower beds and mature trees. Side access gate and hot and cold outdoor taps.

The property also resides in a conservation area.

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.

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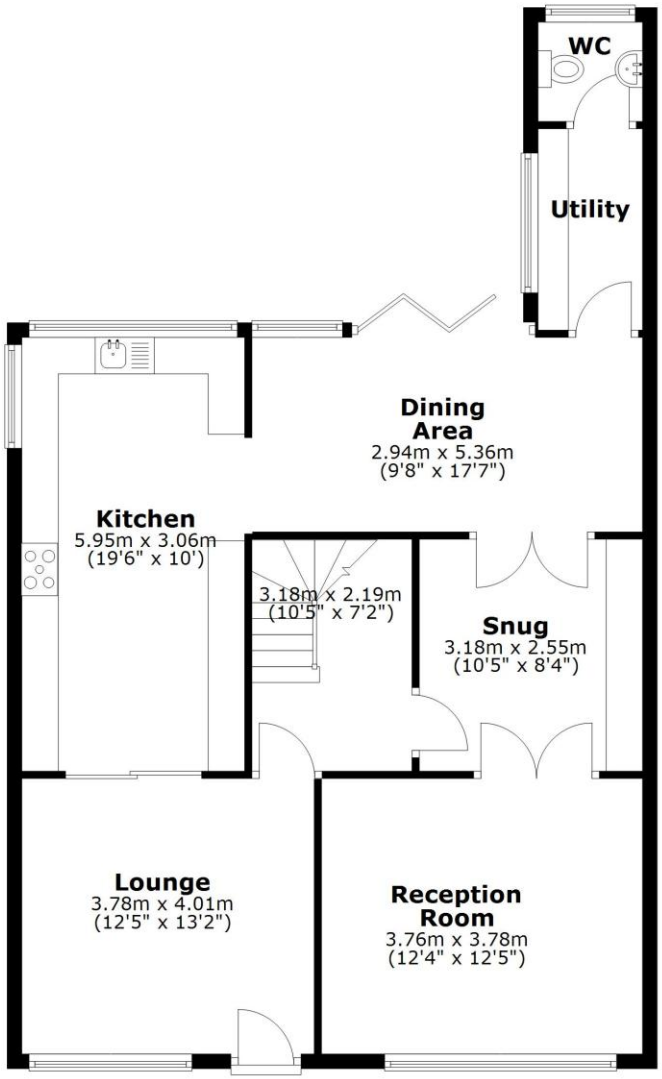
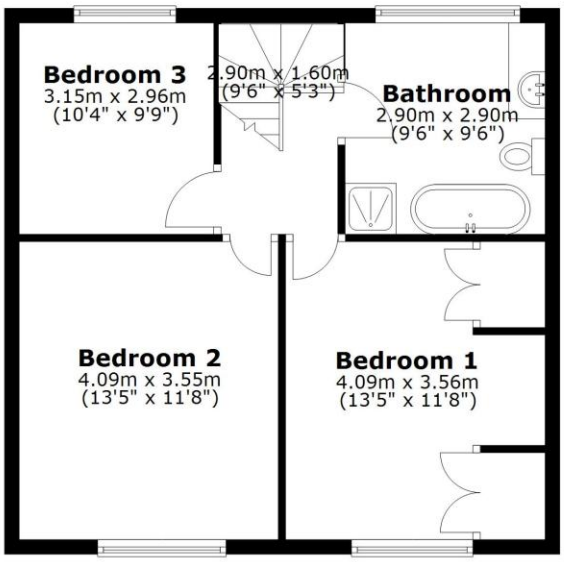
Ground Floor

Approx. 85.8 sq. metres (923.7 sq. feet)

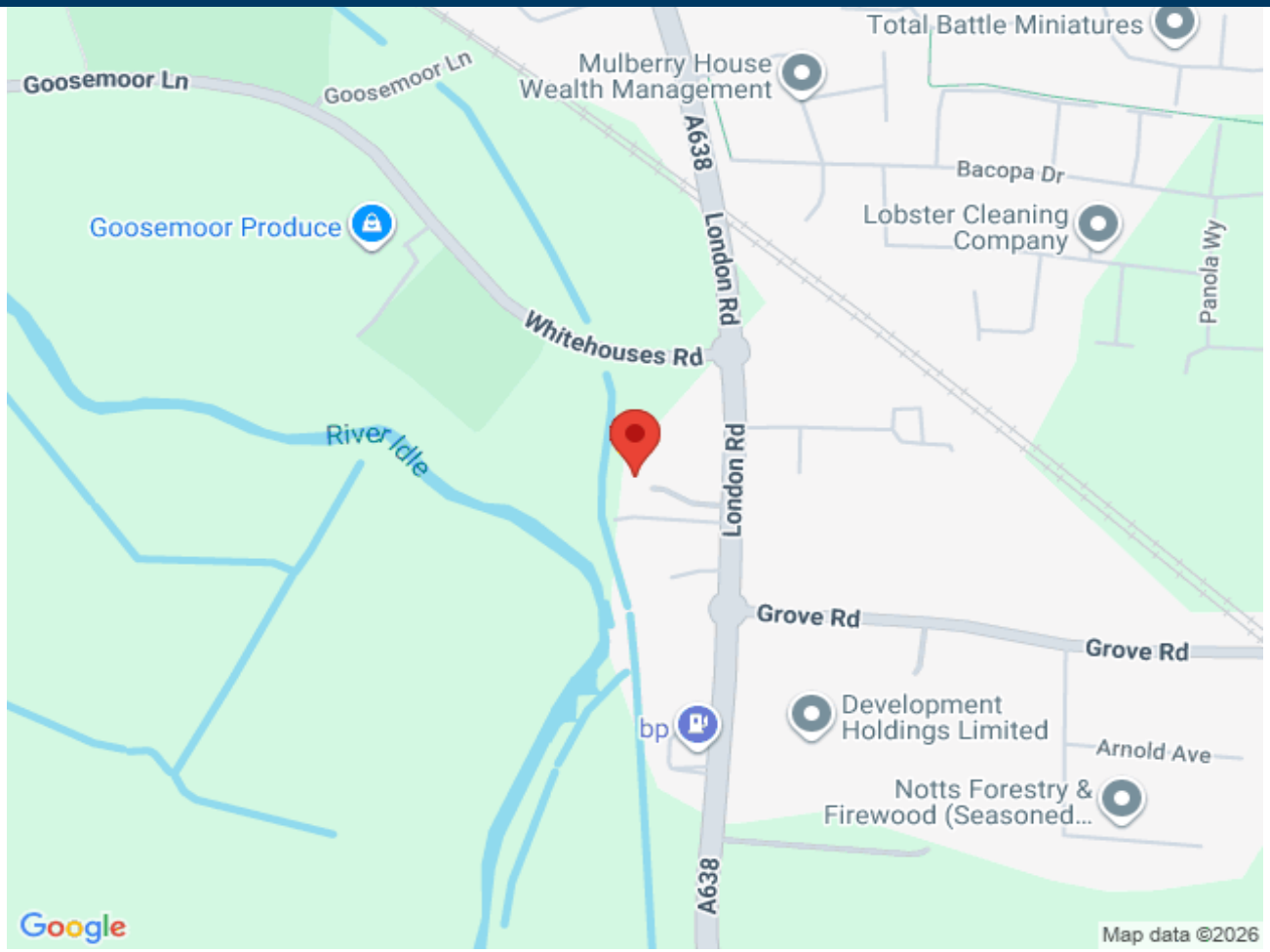


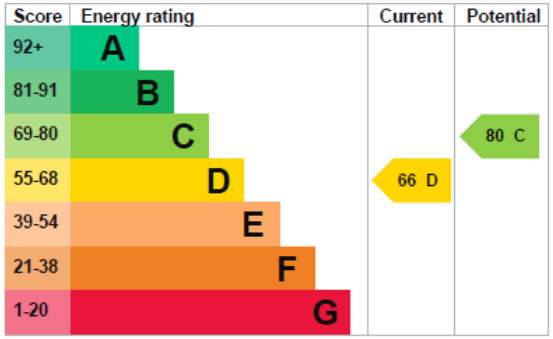
First Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



Total area: approx. 139.0 sq. metres (1496.0 sq. feet)





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