



25 Wentworth Close, Retford, DN22  
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£300,000

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## Key Features

- NO UPWARD CHAIN
- FLEXIBLE LAYOUT WITH THREE / FOUR BEDROOMS
- SPACIOUS LOUNGE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE AND ENCLOSED GARDEN
- GARAGE AND DRIVEWAY PARKING FOR MULTIPLE CARS
- EPC RATING C





This attractive bungalow in Retford, Nottinghamshire, presents an excellent opportunity for those seeking a well-maintained and practical home. The property offers three bedrooms, thoughtfully arranged to provide comfortable living space, while an adaptable layout allows for the potential of a fourth bedroom if required. There is a spacious lounge, ideal for relaxation or entertaining guests, complemented by an additional public room that provides versatility for dining, study, or other purposes.

Designed to a high standard, the modern kitchen is fitted with integrated appliances, combining functionality with contemporary style. The bathroom has been finished with consideration for comfort and practicality. Heating is provided by an Air Source Heat Pump (there is a disconnected gas supply available at the property) contributing to the property's EPC rating of 'C', and enhancing energy efficiency throughout the year.

Outdoor space includes a private and enclosed garden, offering a peaceful haven for gardening, recreation, or simply enjoying the fresh air. The property further benefits from a garage and parking for multiple cars, ensuring convenience for residents and visitors alike.



This bungalow is offered with no upward chain and is freehold, making it an appealing prospect for those seeking a straightforward purchase. The accommodation is particularly well-suited for individuals or couples considering downsizing, as well as anyone seeking single-level living in a tranquil environment.

#### Local area

Located on the quiet edge of Ordsall, this property enjoys a peaceful setting while still providing access to the range of amenities and services available in Retford. The location allows for ease of travel to nearby areas within Nottinghamshire and beyond, supporting a comfortable and convenient lifestyle.

#### Entrance Hallway

The property is entered via a uPVC front door with double glazed obscured glass and matching side lights. The hallway features tiled flooring, two useful storage cupboards and a panel radiator, providing a bright and welcoming entrance.

#### Lounge 3.45m x 5.84m (11'4" x 19'2")

A comfortable and well-presented lounge featuring a curved box bay window with double glazed windows to the front aspect. The room benefits from a panel radiator, TV point, electric fireplace with mantel and surround, and carpeted flooring throughout.

#### Kitchen 2.6m x 4.93m (8'6" x 16'2")



The kitchen is fitted with a range of floor and wall mounted cupboards and benefits from double glazed windows to the front and side aspects. Integrated appliances include a fridge, oven, tumble dryer, washing machine and dishwasher. Additional features include a bowl-and-a-quarter sink with drainer and mixer tap, electric hob with extractor hood, panel radiator and ample worktop space.

#### **Bedroom One** 2.72m x 4.78m (8'11" x 15'8")

A well-proportioned double bedroom with a double glazed window to the rear aspect, panel radiator, TV point and carpeted flooring.

#### **Bedroom Two** 2.52m x 3.75m (8'4" x 12'4")

Bedroom two features a double glazed window, panel radiator, TV point and carpeted flooring.

#### **Bedroom Three** 2.52m x 3.75m (8'4" x 12'4")

Bedroom three benefits from a double glazed window to the front aspect, panel radiator and carpeted flooring.

#### **Dining Room / Bedroom Four** 3.32m x 2.32m (10'11" x 7'7")

A versatile room with a double glazed window to the rear aspect, panel radiator and carpeted flooring. The room also provides access to the loft, making it ideal as a dining room, fourth bedroom or home office.

#### **Inner Hallway**

Situated between bedrooms two and three, the inner hallway is carpeted and benefits from a useful storage cupboard.

#### **Bathroom** 1.62m x 1.95m (5'4" x 6'5")

The bathroom is fitted with a curved quadrant shower cubicle with wall-mounted shower controls and showerhead, low-level flush WC and wash



hand basin with mixer tap set within a vanity unit. Additional features include a wall-mounted heated towel rail, shaver point and a double glazed obscured window to the side aspect.

## Gardens and Grounds

The rear garden faces north-west and is private and enclosed. It features a pathway leading from the driveway to a small lawn area, with steps down to a lower patio area, ideal for outdoor seating. The garden also houses the air source heat pump. Owned solar panels are installed on the roof, enhancing energy efficiency.

## Driveway

A driveway runs along the side of the property, providing off-road parking for approximately three to four vehicles.

## Detached Garage 5.47m x 2.49m (17'11" x 8'2")

The detached garage features an up-and-over door, power and lighting, a side entrance door, and double glazed windows.

## 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.

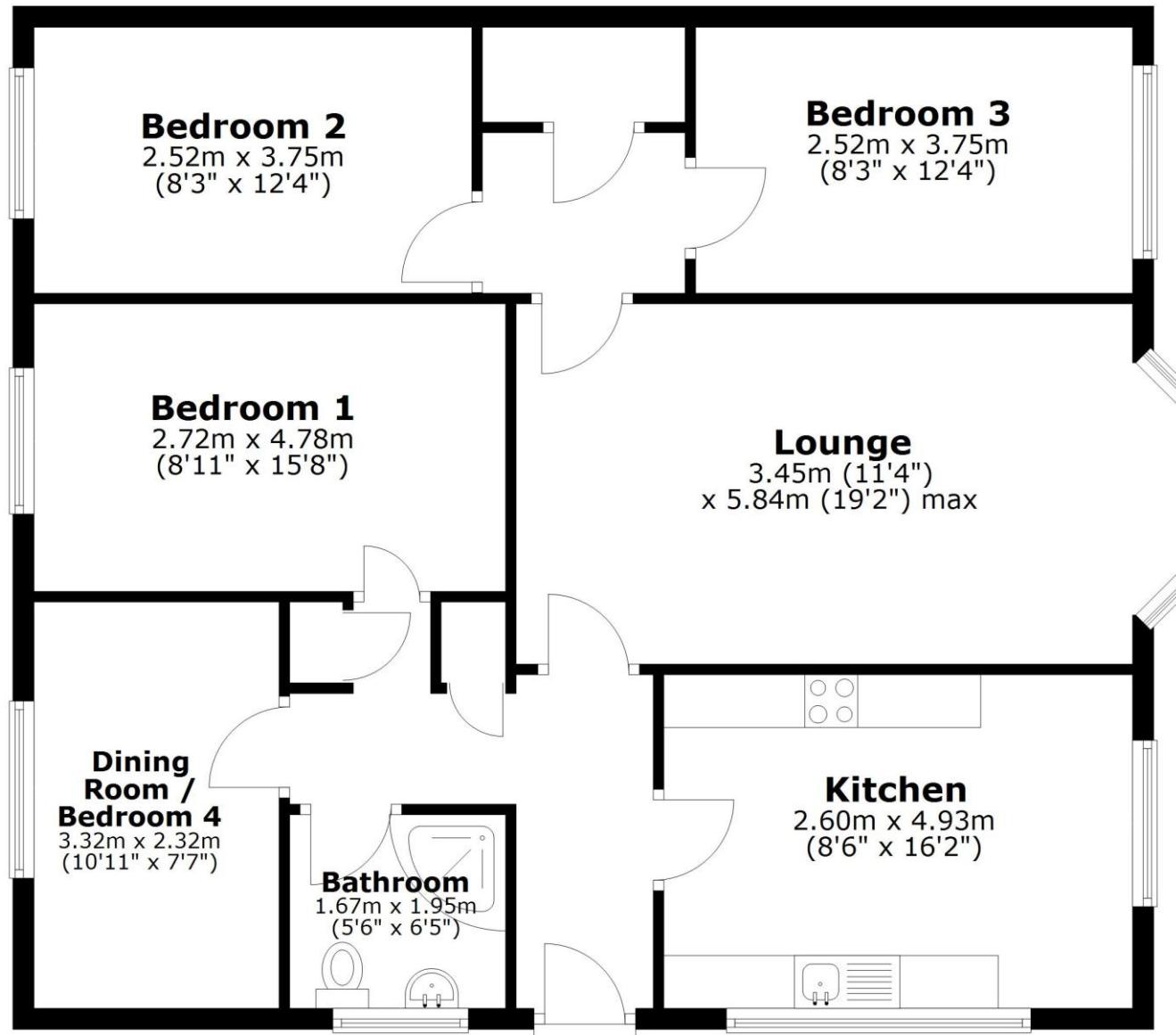
## Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property,



## Ground Floor

Approx. 93.2 sq. metres (1002.9 sq. feet)



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

