



**Haddon Road, RETFORD DN22 7HE**

**welcome to**

**Haddon Road, RETFORD**

Offered with NO UPWARD CHAIN is this FOUR DOUBLE bedroom detached family home with substantial internal accommodation and positioned on an extensive plot of wrap around mature gardens. Double width driveway leading to a double garage and situated in the MUCH REGARDED LONDON ROAD AREA.



## **Entrance Hall**

Understairs storage and a central heating radiator.

## **Ground Floor Shower Room**

Fitted with a shower cubicle, wash hand basin and a w.c. Heated towel rail and splashback tiling.

## **Lounge**

13' 11" plus recess x 13' 1" ( 4.24m plus recess x 3.99m )  
Dual aspect double glazed windows, two central heating radiators and a fire surround.

## **Dining Room**

14' 6" x 8' 11" ( 4.42m x 2.72m )  
Double glazed patio doors to the rear, central heating radiator, coving and Delph shelving.

## **Kitchen**

14' 6" x 8' 10" ( 4.42m x 2.69m )  
Fitted with a range of gloss wall and base units with worksurfaces and a sink and drainer. Space for an electric cooker, fridge freezer and plumbing for a dishwasher. Splashback tiling, central heating radiator and a double glazed window.

## **Utility**

7' 8" x 6' 7" ( 2.34m x 2.01m )  
Fitted with base units, plumbing for a washing machine, space for a fridge freezer, double glazed window and a wall mounted gas boiler.

## **Conservatory**

12' 3" x 8' 10" ( 3.73m x 2.69m )  
Double glazed doors and windows. The roof has been replaced recently.

## **First Floor**

### **Landing**

A turning staircase leads to the landing with loft access.

## **Bedroom One**

12' 6" x 12' ( 3.81m x 3.66m )  
Double glazed window, central heating radiator and fitted wardrobes.

## **Bedroom Two**

10' 5" x 12' 1" ( 3.17m x 3.68m )  
Double glazed window, fitted wardrobe, central heating radiator and coving to the ceiling.

## **Bedroom Three**

10' 10" x 7' 9" ( 3.30m x 2.36m )  
Double glazed window, central heating radiator and coving to the ceiling.

## **Bedroom Four**

10' 4" x 7' ( 3.15m x 2.13m )  
Double glazed window, central heating radiator.

## **Shower Room**

Fitted with a double shower cubicle, wash hand basin and a w.c. Fitted storage, non slip flooring, double glazed window and a central heating radiator.

## **Exterior**

Wrap around mature gardens mainly laid to lawn with plant and shrub borders. The gardens are enclosed by hedge, fence and wall.

## **Parking And Garage**

16' 6" x 16' 11" ( 5.03m x 5.16m )  
A tarmac driveway leads to the double garage with an up and over electric door, power, light and a rear courtesy door.



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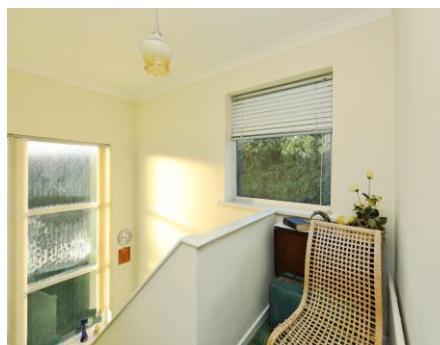
welcome to

## Haddon Road, RETFORD

- \*\*NO UPWARD CHAIN\*\*
- Four DOUBLE bedroom detached home
- Two reception rooms, two shower rooms, generous kitchen, utility and cloakroom
- Positioned on the largest plot on a very quiet cul de sac
- Highly regarded area ideally located to access many amenities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D



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