



## 6 WEST WALK RETFORD, DN22 7YL

**£220,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £220,000-£230,000\*\*\*\*

This beautifully presented bungalow features two spacious double bedrooms and is situated in a highly desirable area of Retford, conveniently close to Retford Hospital, local shops, and a variety of amenities. Meticulously maintained, this ideal home is ready for you to move straight in and enjoy comfortable, easy living. In brief, the property comprises: entrance hall, kitchen, a well-proportioned lounge/diner, two double bedrooms, and a three-piece bathroom suite. Externally, the property benefits from attractive front and rear gardens and sits on a generous plot.

**Kendra  
Jacob**

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# 6 WEST WALK

- DETACHED BUNGALOW • TWO DOUBLE BEDROOMS • EXTENSIVE PLOT • ATTRACTIVE FRONT AND REAR GARDENS • WELL PRESENTED THROUGHOUT • CLOSE TO LOCAL SHOPS, HOSPITAL AND OTHER AMENITIES • OFF ROAD PARKING • NEWLY FITTED WINDOWS



## ENTRANCE HALL

With a front facing Upvc entrance door, central heating radiator, power point, laminate flooring and loft access.

## KITCHEN

With a range of wall and base units, work surfaces incorporating stainless steel sink and drainer, Integrated electric oven and hob with cooker hood above, plumbing for a washing machine and dishwasher. Power points, a front facing double glazed window and a side facing Upvc entrance door giving access to the rear.

## LOUNGE/DINER

A well proportioned living room with space for a dining table. Power points, TV point, laminate flooring, central heating radiator and a front facing double glazed window.

## BEDROOM ONE

With a rear facing double glazed window, power points, central heating radiator and laminate flooring.

## BEDROOM TWO

With a rear facing double glazed window, power points, central heating radiator and laminate flooring.

## BATHROOM

A three piece suite comprising of a panelled bath with electric shower over, pedestal sink, low flush w/c, chrome towel radiator, extractor and a side facing double glazed obscure window.

## EXTERNAL

The property boasts attractive front and rear gardens, mainly laid to lawn with graveled areas for easy

maintenance. Convenient access to the detached garage, and off-road parking. Positioned on a generous plot, the property offers excellent potential for further development or landscaping to suit individual needs.

## GARAGE

With up and over door, rear access door, power and light.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

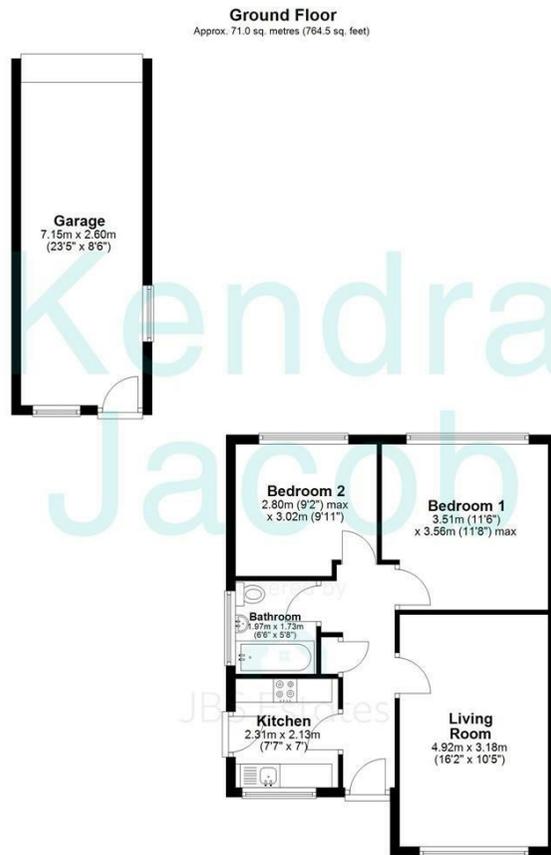
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 764.50 sq ft

**Tenure** – Freehold

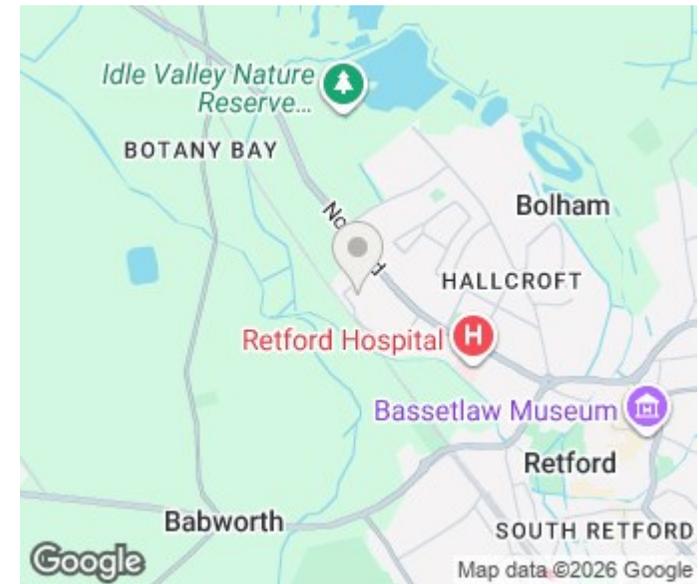




Total area: approx. 71.0 sq. metres (764.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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