



Birchcroft Road, Retford DN22 7ZD

welcome to

Birchcroft Road, Retford

This is a well presented three bedroom semi-detached home arranged three levels. Positioned on a well sought after development in the popular and well served Hallcroft area of Retford.



Entrance Hall

Double glazed window, central heating radiator and under stairs storage.

Dining Kitchen

16' 1" x 11' 6" (4.90m x 3.51m)

Fitted with a range of cream wall and base units with complementary worksurfaces and a stainless steel sink and drainer. Integrated electric oven and gas hob with an extractor above, plumbing for a washing machine and dishwasher and space for a fridge freezer. Central heating radiator and a double glazed door and window to the conservatory.

Conservatory

13' 8" max x 7' 9" max (4.17m max x 2.36m max)

Double glazed door and windows, laminate flooring and spotlights to the ceiling.

Utility

8' 7" x 7' 9" (2.62m x 2.36m)

Space for a dryer, space for a freezer and a storage cupboard.

First Floor

Landing

Central heating radiator and a double glazed window.

Master Bedroom

11' 8" x 9' 7" (3.56m x 2.92m)

Double glazed window, fitted wardrobes and a central heating radiator.

En Suite

Fitted with a shower cubicle, wash hand basin and a w.c. Central heating radiator and splashback tiling.

Lounge

15' 9" x 11' 4" (4.80m x 3.45m)

Two double glazed windows and a central heating radiator.

Second Floor

Double glazed window and loft access.

Bedroom Two

12' 5" x 11' plus dormer (3.78m x 3.35m plus dormer)

Fitted wardrobes, central heating radiator and a double glazed dormer window.

Bedroom Three

10' x 8' 4" (3.05m x 2.54m)

Fitted storage, central heating radiator and a double glazed velux style window.

Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)

Fitted with a three piece suite with a shower above the bath, double glazed velux window, central heating radiator and complementary flooring.

Exterior

To the front is driveway leading to the garage and a lawned garden to the side. To the rear is great sized garden with a paved patio, lawn and enclosed by fence and gated.

Garage

Accessed via an up and over door.



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welcome to

Birchcroft Road, Retford

- Three storey modern semi-detached home
- Generous dining kitchen, utility, cloakroom and conservatory
- Master bedroom with en suite, two further DOUBLE bedrooms
- Side and rear garden areas, driveway, garage
- Well served location close to many amenities.

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£240,000



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