



4 St Helens Road, Retford, DN22
7HA



3



1



1

£325,000



KEY FEATURES

- NO UPWARD CHAIN
- QUIET CUL-DE-SAC
- THREE BEDROOMS
- LARGE LOUNGE
- KITCHEN DINER
- GARDEN ROOM
- EPC RATING D
- FREEHOLD





Set within a quiet cul-de-sac in Retford, Nottinghamshire, this well-presented three-bedroom bungalow offers an excellent opportunity for those seeking a residence on a freehold tenure. The property benefits from a gas central heating system and features a large lounge providing a versatile living space suitable for a variety of furnishings and arrangements. The kitchen diner presents a generous area for cooking and dining, facilitating ease of use for daily activities as well as entertaining guests.

marked as 'D', ensuring prospective buyers have the latest energy performance information upon request.

Local area

Located in the market town of Retford, Nottinghamshire, the property is positioned within a well-regarded residential district. Retford offers a selection of amenities including shops, local services, schools, and recreational facilities, contributing to a convenient living environment. The area benefits from accessible transport links, supporting straightforward travel within Nottinghamshire and to neighbouring regions.



The accommodation includes three bedrooms, all offering ample natural light and potential for comfortable living arrangements. The property is further enhanced by a dedicated garden room, providing an inviting additional space that overlooks the well-maintained rear garden. This rear garden is private and ideal for those seeking outdoor enjoyment or gardening pursuits. The bungalow enjoys the practical advantage of a driveway and a garage, offering both off-street parking and secure storage options.

Porch

UPVC door with double glazed window and matching side panel.

Entrance Hallway

UPVC entrance door with obscure glazed window and matching side panel. Includes a storage cupboard, panel radiator, carpeted flooring throughout, loft access, and doors leading to the main living accommodation.



For added convenience, the property is being offered with no upward chain, simplifying the purchasing process. The external environment is characterised by tranquillity due to its cul-de-sac location, contributing to a peaceful residential atmosphere. The property's EPC rating is

Lounge 5.39m x 3.64m (17'8" x 11'11")

Bright and spacious lounge featuring a curved bay window, two panel radiators, carpeted flooring throughout, TV point, service hatch to the kitchen, and a large electric fireplace with mantel and surround.



Kitchen 4.05m x 2.4m (13'4" x 7'11")

Fitted with a range of wall and floor mounted cupboards, sink with drainer, double glazed window to the rear aspect, space for a freestanding oven, plumbing for a washing machine, space for a small fridge freezer, additional storage cupboards, panel radiator, and Baxi boiler.

Garden Room 2.35m x 2.48m (7'8" x 8'1")

Double glazed to two sides with a corrugated plastic roof and French doors opening onto the rear garden.

Bedroom One 3.03m x 4.27m (9'11" x 14'0")

Double glazed window to the front aspect, panel radiator, and carpeted flooring.

Bedroom Two 3.51m x 2.7m (11'6" x 8'11")

Double glazed window to the rear aspect, panel radiator, and carpeted flooring.

Bedroom Three 2.54m x 2.72m (8'4" x 8'11")

Double glazed window to the rear aspect, panel radiator, and carpeted flooring.

Bathroom 2.54m x 1.49m (8'4" x 4'11")

Double glazed window, panel radiator, low flush WC, panel bath, and wash hand basin set on a pedestal.

Garage 6.45m x 2.53m (21'2" x 8'4")

With power and lighting, window to the side aspect, and an electric roller door.

Storage Room

Additional useful storage space.



Externally

Front of Property

Driveway providing off-road parking for multiple vehicles and a small lawned area.

Rear Garden

Private and enclosed south-facing garden, featuring a pathway along the side of the property, a large patio area ideal for entertaining, well-maintained lawn, planted borders, and a hardstanding area suitable for a shed.

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.

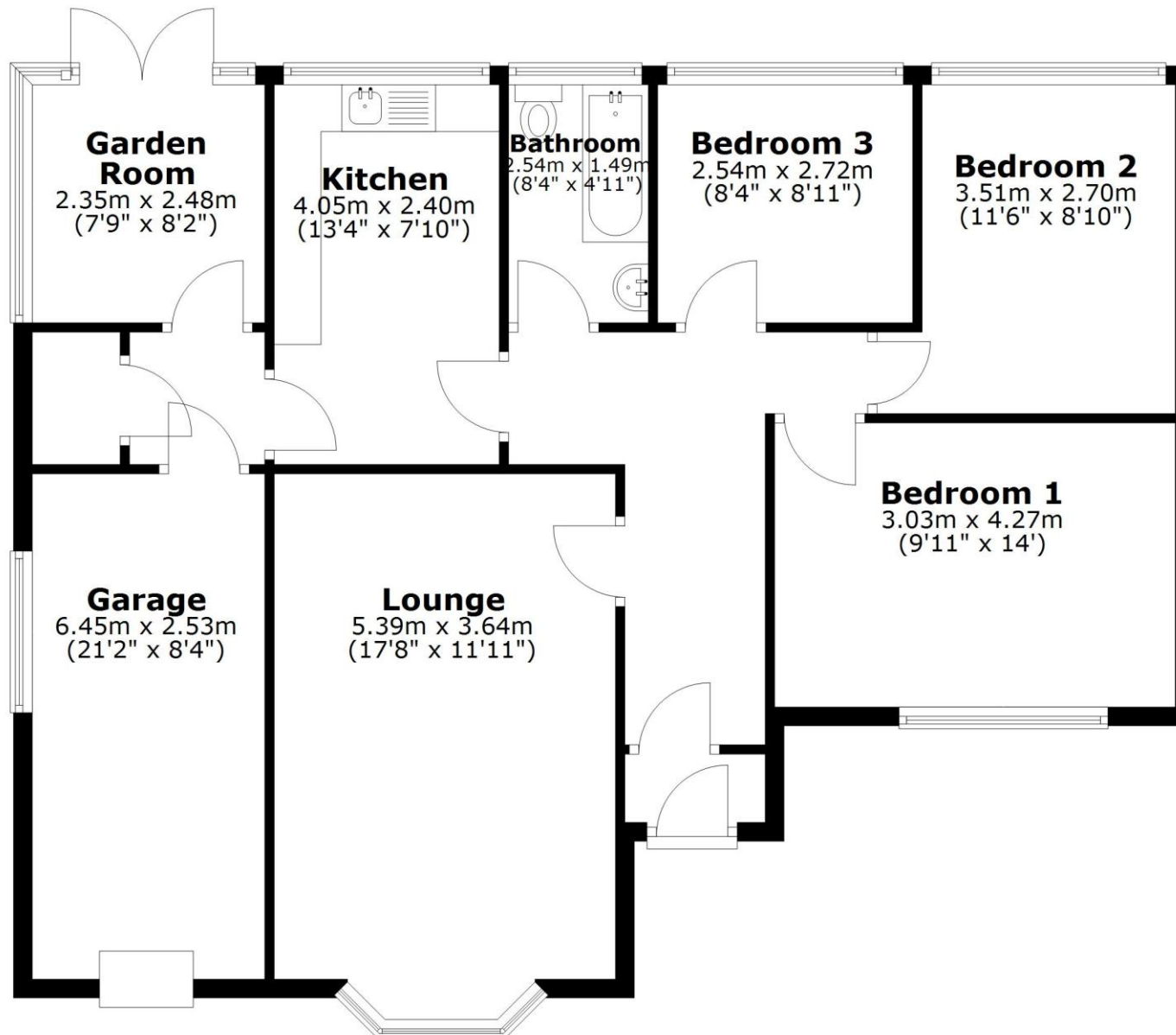
Services

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.

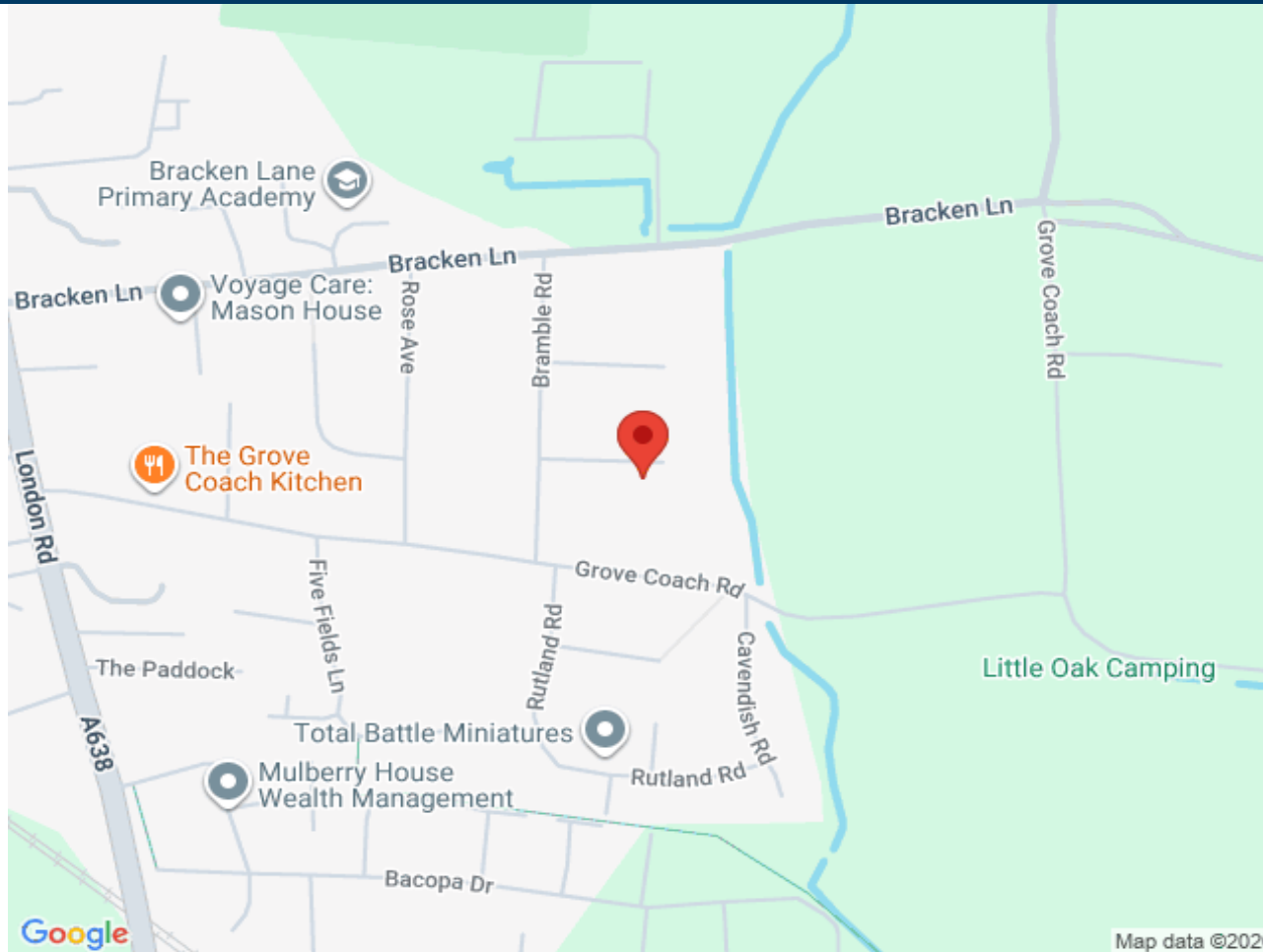


Ground Floor

Approx. 103.7 sq. metres (1116.1 sq. feet)



Total area: approx. 103.7 sq. metres (1116.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

