



4 HADDON ROAD, RETFORD
£265,000

BROWN & CO

4 HADDON ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7HE

DESCRIPTION

A nicely presented detached bungalow with three good sized bedrooms. The lounge and dining room overlook the south facing rear garden. The breakfast kitchen is of a good size. There is a larger than average single garage which gives access to the utility room and additional walk-in storage cupboard (which could be converted into one room to create a home office working environment). There are gardens to all three sides and the property is located in a popular residential location just to the south of Retford town centre.

LOCATION

Haddon Road is situated on the periphery of Retford and within easy access of local Bracken Lane school. The town centre is within easy access where a full range of amenities are available. The A1M lies to the west of the town from which the wider motorway network is available. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving Retford Market Square via Grove Street turn right at the traffic lights, at the cross roads of traffic lights turn left onto London Road. Proceed over the railway bridge and continue along until turning left onto Grove Coach Road, turn right onto Rutland Road and immediate left onto Haddon Road, where no.4 is the second property on the right hand side.

ACCOMMODATION

Covered entrance with UPVC door, external light, quarry tiled step and part glazed UPVC door to

L-SHAPED ENTRANCE HALL built in part shelved cupboard. Access to roof void, central heating thermostat.

LOUNGE 16'6" x 10'4" (5.06m x 3.16m) dual aspect with double glazed picture windows to front and side overlooking the gardens, painted wood fireplace with coal effect electric fire on marble effect hearth and insert. TV point, central ceiling rose. Leaded light glazed double wooden doors into



DINING ROOM 10'0" x 9'9" (3.05m x 3.02m) with rear aspect double glazed window overlooking the garden. Central ceiling rose and return door to



BREAKFAST KITCHEN 12'4" x 10'5" (3.77m x 3.19m) maximum dimensions, side aspect double glazed window and obscure double glazed door into the conservatory. An extensive range of

base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, space and plumbing for dishwasher, space for free standing cooker, extractor canopy, fridge, ample wood effect working surfaces, part tiled walls, recess housing wall mounted Ideal gas fired central heating combination boiler.



REAR PORCH/SUN ROOM 15'3" x 4'8" (4.66m x 1.47m) with half glazed door to garden and double glazed windows. Double glazed door leading into



LOBBY doors to

UTILITY ROOM 8'6" x 5'4" (2.62m x 1.64m) rear aspect double glazed window. Single stainless steel sink drainer unit with cupboards below, part tiled walls, space and plumbing for washing machine and one further free standing appliance. Double wall mounted cupboard, additional **storage cupboard** with power and light. Personal door to garage.

BEDROOM ONE 13'0" x 10'8" (3.99m x 3.30m) excluding door recess, side aspect double glazed picture window, TV aerial point.



BEDROOM TWO 11'8" x 8'8" (3.58m x 2.67m) front aspect double glazed window (currently used as an office/sitting room), TV point, BT point.



BEDROOM THREE 9'5" x 8'10" (2.90m x 2.74m) side aspect double glazed window, built in wardrobe with ample hanging and shelving space and one door with mirror front, TV point.

BATHROOM with three piece white suite with wood panel enclosed bath, vanity unit with mixer tap and high gloss white coloured cupboard and drawer below, walk in shower cubicle with glazed screen and Triton T80i electric shower, part tiled walls, ceramic tiled flooring, side aspect single obscure glazed window, spotlight, extractor.



SEPARATE WC obscure single glazed window, white low level wc, ceramic tiled flooring.

OUTSIDE

The front of the property has laurel hedging to sides and front. A drop kerb gives access to the driveway providing space for two vehicles which in turn leads to attached larger than average **SINGLE GARAGE 17'8" x 14'5" (5.41m x 4.41m)** with electrically operated roller door, power and lighting, return door to lobby. The front garden has a good area of lawn, stoned area with some attractive topiary bushes. From the front garden this in turn leads to the side garden by way of a path and the side garden has a good area of lawn, fenced to all sides, external lighting, shrub, flower beds and borders. Paved and pebbled patio area.

The rear garden is divided into two sections, one of which is mainly lawned with shrub and flower borders, fencing and a gate giving access to an enclosed area which is paved and shingled for low maintenance and has space for a timber shed or summer house, lighting, water supply.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

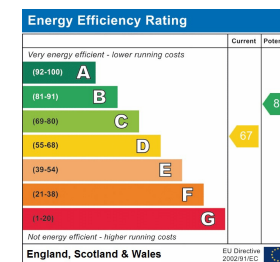
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you

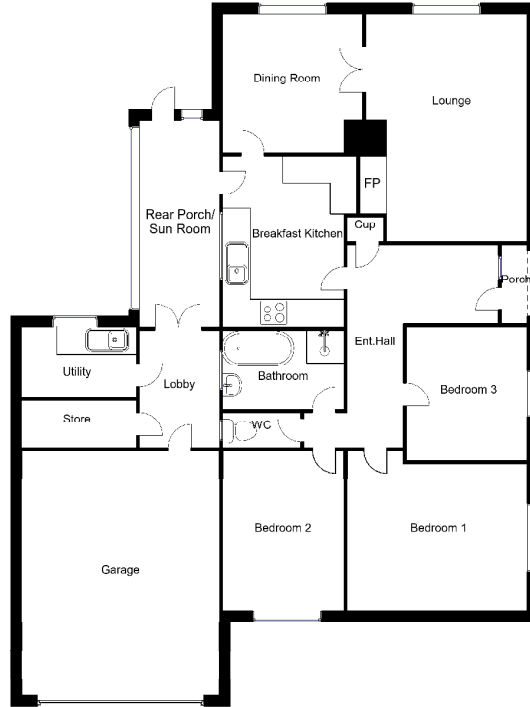
to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in March 2021.



Only Floor
138 sq.m/1489.28 sq.ft
Approx.



IMPORTANT NOTICES

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