



## 8 ALMA ROAD RETFORD

A modern, detached three storey family home built by the current owner and provides a good sized open plan kitchen living family room which leads into the manageable rear garden. There are en suite facilities to the master bedroom as well as an additional study or playroom and integral single garage and parking.

**£265,000**

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**BROWN & CO**

Property and Business Consultants

# 8 ALMA ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 6LW

## LOCATION

The property is located on Alma Road which is within comfortable distance of Retford town centre and all the amenities including schooling, railway station and access to the Chesterfield Canal which links into the wider countryside network.

## DIRECTIONS

From our offices on Grove Street, proceed to the traffic lights and go straight across onto Grove Lane. Take the first left onto Raglan Road and then first left onto Alma Road, where no. 8 will be found on the right hand side.

## ACCOMMODATION

Three quarter double glazed door into

**ENTRANCE HALL** with wood effect laminate flooring, telephone point, wall light points, stairs to first floor landing, door to garage.

**CLOAKROOM** side aspect obscure double glazed window, white low level wc, pedestal hand basin with tiled splashback, wood effect laminate flooring.

**KITCHEN DINING ROOM 17'9" x 12'7" (5.46m x 3.86m)** side aspect double glazed window. The kitchen has a good range of cream coloured base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, integrated dishwasher, stainless steel electric oven with four ring electric hob with stainless steel extractor canopy over, integrated fridge, ample wood effect working surfaces incorporating a breakfast bar, part tiled walls, recessed downlighting, wood effect laminate flooring, wall light points, TV point. Square arch into

**LIVING ROOM 15'2" x 13'9" (4.64m x 4.24m)** side aspect double glazed window and double glazed French doors into the garden, feature beech fire surround with coal effect electric fire on raised black coloured hearth, wood effect laminate flooring, wall light points, TV aerial point.

**STUDY/PLAYROOM 9'5" x 7'8" (2.89m x 2.37m)** with front aspect double glazed window, wood effect laminate flooring.

## FIRST FLOOR

**GALLERY STYLE LANDING** additional stairs to second floor. Build in shelved linen cupboard.

**BEDROOM ONE 16'4" x 12'6" (5.01m x 3.84m)** rear aspect double glazed window with views to the rear garden, built in wardrobe, wood effect laminate flooring, telephone and TV points, door to

**EN SUITE SHOWER ROOM** side aspect obscure double glazed window, corner fitted tile enclosed shower cubicle with curved screen and mains fed shower, pedestal hand basin with mixer tap, low level wc, tiled walls, chrome towel rail radiator, recessed downlighting and extractor.

**BEDROOM TWO 10'7" x 8'10" (3.25m x 2.73m)** front aspect double glazed window, built in single wardrobe, TV aerial lead.

**BEDROOM THREE 10'7" x 8'5" (3.25m x 2.59m)** front aspect double glazed window, wood effect laminate flooring.

**FAMILY BATHROOM** side aspect obscure double glazed window, three piece white suite with panel enclosed bath and mains fed shower/mixer tap, low level wc, pedestal hand basin with mixer tap, tiled walls, extractor, recessed downlighting.

**SECOND FLOOR LANDING** some restricted head height.

**BEDROOM FOUR 12'7" x 10'2" (3.87m x 3.12m)** side aspect Velux window, access to eaves storage, wood effect laminate flooring, TV aerial point. Eaves storage, wall mounted Potterton Gold gas fired central heating boiler (installed in 2019).

**BEDROOM FIVE 11'4" x 10'2" (3.47m x 3.12m)** side aspect double glazed Velux window, eaves storage, wood effect laminate flooring, built in cupboard.

## OUTSIDE

The front is laid for ease of maintenance and is pebbled providing parking for two cars which in turn leads to **INTEGRAL SINGLE GARAGE 17'0" x 9'2" (5.20m x 2.81m)** with up and over door, power, light, door to hallway, space and plumbing for washing machine and some working surfaces.

The rear garden is accessed via the side pathway and wooden gate. It is walled and fenced to all three sides, herringbone block paved patio, external water supply and lighting. Pebbled for low maintenance with paved patio and brick built BBQ and some established shrub and trees.

## 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 finalizing 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.

**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.

These particulars were prepared in September 2021.



## IMPORTANT NOTICES

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