



20 THORESBY WAY, ORDSALL, RETFORD
£275,000

BROWN & CO

20 THORESBY WAY, ORDSALL, RETFORD, NOTTINGHAMSHIRE, DN22 7WS

DESCRIPTION

A very well presented four bedroom detached family home situated on the popular modern development on the outskirts of Retford town centre with modern kitchen and bathroom suites. Gardens to two sides as well as a large conservatory. The property provides parking for 2-3 vehicles as well as a detached brick built garage.

LOCATION

Thoresby Way is located within a modern development on the outskirts of Retford town centre. There are local shops on nearby Ollerton Road with Post Office and Co-operative Store, the town centre offers comprehensive shopping, recreational and leisure facilities and schooling for all age groups.

Communication links are excellent with the A1M lying to the west from which the wider motorway network is available, the town has a mainline railway station on the London to Edinburgh Intercity Link.

DIRECTIONS

Head south from Retford town centre and at the Whitehouses mini roundabout turn right on to Goosemoor Lane and proceed over the bridge and turn left onto the High Street. Take the third turning left onto Thoresby Way, proceed to the end of the cul-de-sac and no. 20 is tucked away nicely opposite the open green space at the end.

ACCOMMODATION

Half glazed composite door with stained glass obscure insert into

ENTRANCE HALL with wood effect laminate flooring, under stairs storage cupboard, stairs to first floor landing with beech and chrome spindles, dado rail.

CLOAKROOM side aspect obscure double glazed window, white low level wc, wall mounted hand basin, half tiled walls, tiled flooring.

LOUNGE 16'6" x 11'6" (5.05m x 3.53m) double glazed bay window overlooking the garden, feature cream fire surround with log effect electric remote control living flame fire, moulded skirtings, dado rail, TV and telephone points, small paned glazed double doors into



DINING ROOM 12'2" x 9'2" (3.73m x 2.81m) wood effect laminate flooring, dado rail, return door to kitchen, central heating thermostat, double glazed sliding doors into



CONSERVATORY 12'8" x 11'3" (3.90m x 3.45m) brick base with double glazed windows, double glazed French doors into garden,

polycarbonate ceiling, oak coloured flooring, TV aerial point, radiator.



KITCHEN 13'7" x 8'3" (4.17m x 2.52m) good range of base and wall mounted cupboard and drawer units in modern white and black high gloss, two double glazed front aspect windows, half glazed door to garden. 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine and dishwasher, built in Zanussi electric oven and grill above, four ring gas hob with stainless steel extractor canopy over, ample working surfaces, part tiled walls, breakfast bar, integrated fridge and freezer, part tiled walls, spotlighting.



FIRST FLOOR LANDING front aspect double glazed window, dado rail, built in shelved linen cupboard with radiator and hanging rails.

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BEDROOM ONE 13'3" x 9'2" (4.03m x 2.81m) front aspect double glazed window, range of built in bedroom furniture comprising double wardrobe and slimline wardrobe with ample hanging and shelving space, over bed storage cupboards, matching bedside units and knee-hole dressing table with drawers to either side and display shelving above. Oak effect working flooring, additional built in cupboard, door to



EN SUITE SHOWER ROOM rear aspect obscure double glazed window, tile enclosed shower cubicle with glazed screen and mains fed shower, pedestal hand basin with mixer taps, low level wc, tiled walls, ceramic tiled flooring, recessed downlighting and shaver point.

BEDROOM TWO 10'0" x 9'2" (3.08m x 2.81m) rear aspect double glazed window with views to the garden, built in double wardrobe with ample hanging and shelving space, wood effect laminate flooring, TV point.



BEDROOM THREE 10'3" x 8'6" (3.13m x 2.61m) dual aspect double glazed windows to front and side, TV point, spotlight and stairwell

shelving.

BEDROOM FOUR 8'5" x 6'5" (2.60m x 1.99m) dual aspect double glazed windows to side and rear, TV point.

REFITTED SHOWER ROOM obscure double glazed window, full width walk in shower enclosure with raindrop shower head, glazed screen, vanity unit with inset sink, mixer tap and wood grain cupboards below, low level wc with concealed cistern, tiled walls, ceramic tiled flooring, towel rail radiator, UPVC ceiling with recessed lighting.



OUTSIDE

There is a good area of open plan lawn to the side with shrub beds and borders. Pedestrian access to the rear garden from the drive. The driveway leads to brick built **DETACHED SINGLE GARAGE** with pitched roof, security lighting and up and over door.

Wrought iron gates and a wall leading into the garden which is fenced to all sides, recently re-laid with sandstone paving, raised shrub beds and borders, external water supply and lighting.

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 D.

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.

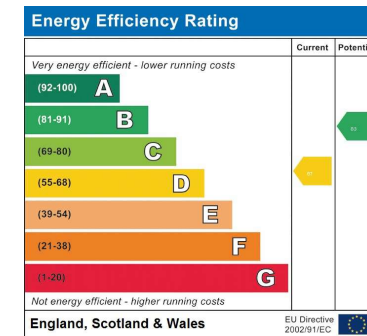
Viewing: Please contact the Retford office on 01777 709112.

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.

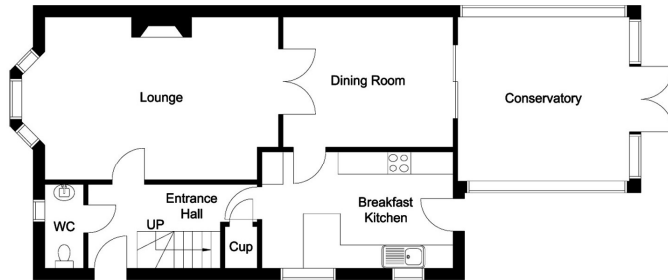
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

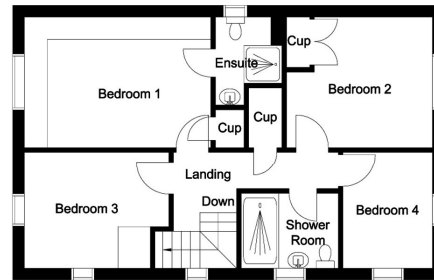
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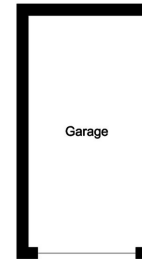
Ground Floor



First Floor



Outbuilding



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