



8 OAKDALE ROAD, RETFORD
£285,000

BROWN & CO

8 OAKDALE ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7GX

DESCRIPTION

A very well presented detached family home on this popular modern development. The property benefits from a cream shaker style kitchen and two separate reception rooms. There is a nice sized enclosed garden and en suite facilities to the master bedroom. There is an EV charge point on the driveway which provides space for two cars as well as the integral garage.

LOCATION

Oakdale Road is situated to the north of Retford town centre with comprehensive shopping, leisure and recreational facilities plus a mainline railway station. There are local amenities on nearby Hallcroft Road. Schools for all age groups are within comfortable distance, as are open countryside walks.

DIRECTIONS

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ACCOMMODATION

COVERED ENTRANCE with external light and part glazed composite door with slimline obscure window into

ENTRANCE HALL wood effect laminate flooring, part wood panelled walls, dado rail, stairs to gallery style landing.

CLOAKROOM with white low level wc, rectangular hand basin with mixer tap, soft close drawers below and tiled splashback. Extractor fan. Oak wood effect laminate flooring.

LOUNGE 16'3" x 10'8" (4.98m x 3.30m) measurements exclude front aspect double glazed square bay window. Feature cream coloured fireplace with coal effect gas living flame fire with raised hearth and matching insert. TV and telephone points. Small paned glazed door to



DINING ROOM 10'8" x 8'2" (3.30m x 2.49m) with return door to kitchen. Rear aspect double glazed French doors into the garden. Wood effect laminate flooring.



KITCHEN 14'8" x 11'8" (4.50m x 3.60m) two double glazed rear aspect windows. A good range of cream coloured shaker style base and wall mounted cupboard and drawer units. Single sink drainer unit with mixer tap. Built in electric double oven with four ring hob and extractor above. Ample wood effect working surfaces, space for upright fridge freezer, space and plumbing for washing machine and dishwasher. Additional working surfaces, wall mounted gas fired central heating boiler. Part tiled walls, spot lighting. Wood effect laminate flooring.



FIRST FLOOR

GALLERY STYLE LANDING with part wood panelled walls, dado rail, access to roof void. Airing cupboard with factory lagged hot water cylinder, immersion heater and shelving.

BEDROOM ONE 10'9" x 9'7" (3.31m x 2.95m) measured to front of built in double wardrobe with hanging and shelving space. Two front aspect double glazed windows with views to the front garden.



EN SUITE SHOWER ROOM side aspect obscure double glazed window. Tile enclosed shower cubicle with bifold glazed screen with Mira electric shower and handheld attachment. Low level wc, vanity unit with mixer tap and cupboards below. Chrome towel rail radiator. Ceramic tiled flooring, tiled walls, spotlight and extractor.

BEDROOM TWO 10'9" x 10'3" (3.31m x 3.13m) rear aspect double glazed window. Built in double wardrobe with hanging and shelving space.



BEDROOM THREE 10'4" x 8'6" (3.16m x 2.61m) measured to front of built in double wardrobe with hanging and shelving space. Rear aspect double glazed window.



BEDROOM FOUR 9'8" x 8'5" (3.00m x 2.60m) front aspect double glazed window with built in slimline shelved cupboard. Wood effect laminate flooring.

FAMILY BATHROOM rear aspect obscure double glazed window. Three piece white suit with panel enclosed bath with contemporary mixer tap and Mira electric shower over. Glazed screen. Low level wc, vanity unit with contemporary mixer tap and high gloss cupboard drawers below. Part tiled walls, spotlight, extractor fan. Wall mounted mirror with lighting. Chrome towel rail radiator.



OUTSIDE

The front has a good area of lawn with raised sleeper shrub and flower bed. Dropped kerb with drive providing space for two cars side by side and gate and path to the rear garden and path to front door. The drive leads to **INTEGRAL SINGLE GARAGE** with up and over door, power and lighting.

The rear garden is fenced to all sides with full width coloured paved patio with brick edging. External lighting and water supply. A good area of lawn. To the rear of the plot is paving and space for timber shed and additional concrete area with small greenhouse. Raised vegetable patch with sleeper surround and additional pebbled area.

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.

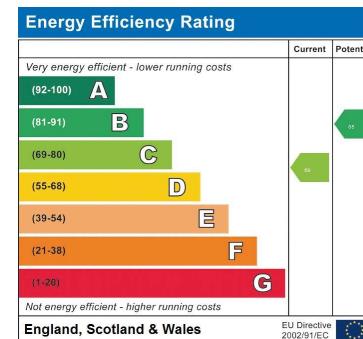
Viewing: Please contact the Retford office on 01777 709112

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.

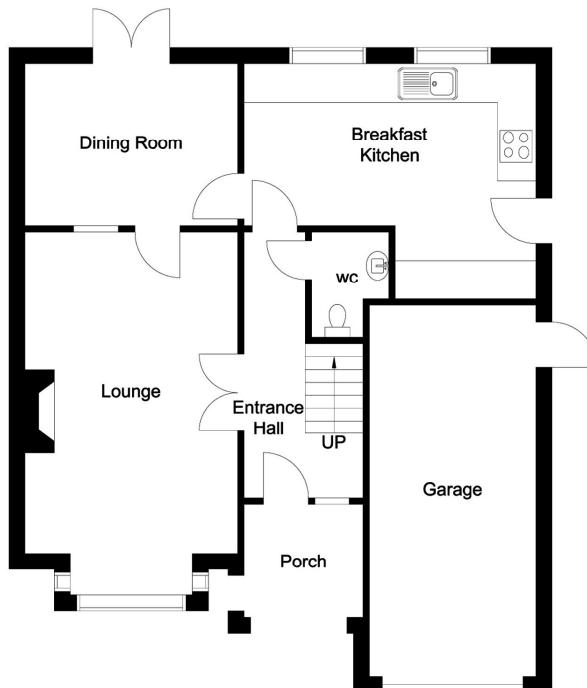
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

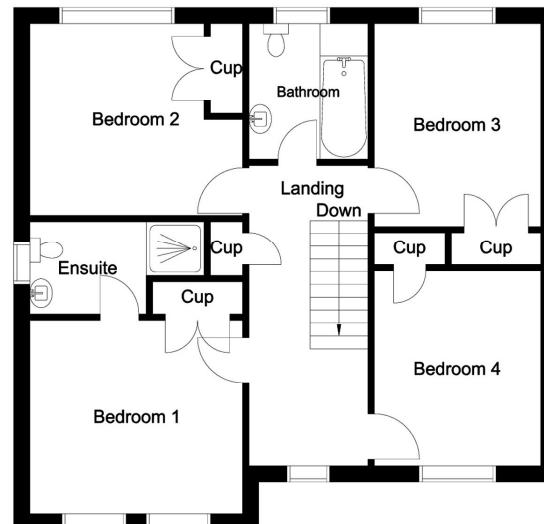
These particulars were prepared in April 2023.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for inaccuracies in measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footagel meterage if quoted on this plan.

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