



3 WHITE PARK PLACE, RETFORD
£315,000

BROWN & CO

3 WHITE PARK PLACE, RETFORD, DN22 7ZB

DESCRIPTION

This fine modern family home has been significantly improved since original construction, the kitchen, family bathroom and en suite have all been refitted to most appealing standards, a conservatory added to the rear and various areas now benefit from attractive tiled and zoned underfloor heating.

Accommodation commences with a generous Reception Hall with staircase and “clever closet” useful storage. To one side is the Lounge, which is front aspect, and at the rear an open plan Dining Kitchen, beautifully appointed with quality appliances and double doors opening to the Conservatory. The Conservatory increases the living space well and offers views over, and direct access to, the enclosed rear garden. A Utility Room and Cloakroom with WC complete the ground floor.

At first floor, the sleeping space radiates around the central Galleried Landing. The Master Bedroom has feature contemporary wainscot panelling and an ensuite Shower Room with generous 1200 showering enclosure. Four further bedrooms are provided, depending upon requirements, one or two of these may be suitable for hobbies, study, home working, etc. The Family Bathroom has been luxuriously refitted too.

The outside space delivers a front garden and double with driveway, allowing parking for two cars and terminates at the integral single garage. The rear garden is enclosed with access points from the house, benefiting from a patio and lawned area; its orientation is approximately south.

LOCATION

This home is situated at the entrance to White Park Place on this popular development. Nearby is the town’s golf course and local amenities to the Ordsall area, including schooling, recreation, and convenience stores are within comfortable reach. The town centre is a short car journey away.

The area in general is served by an excellent transport network

with the A1 to the west of the town from which wider motorway network is available, making it ideal for commuting. Retford has a direct rail service into London Kings Cross (approx. 1hour 30 mins). Education (both state and independent) and leisure amenities are well catered.

DIRECTIONS

what3words///dusters.overheat.user

ACCOMMODATION

RECEPTION HALL staircase, with clever closet storage, tiled flooring, underfloor heating.

LOUNGE 15’1” x 10’6” (4.61m x 3.20m) front aspect.



OPEN PLAN DINING KITCHEN 21’2” x 9’8” (6.44m x 2.95m)

beautifully refitted with contemporary units in high gloss stone with complementing wood block worktops extending into peninsula breakfast bar. Tiled splashbacks, 1.5 sink unit, array of integrated appliances including double oven, induction hob, extractor and dishwasher. Ample dining space, tiled flooring with underfloor heating and double doors opening to



CONSERVATORY 11’8” x 9’4” (3.54m x 2.85m) with glazed roofing, views over, and access to rear garden.

UTILITY ROOM 6’6” x 5’4” (1.98m x 1.64m) with complementing high gloss stone coloured units, worktops, tiled splashbacks, appliance recesses, plumbing for washing machine, external door, concealed, Ideal Logic gas fired combination boiler.

CLOAKROOM with WC, wall hung basin, half tiled.

FIRST FLOOR

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GALLERIED LANDING spindled balustrade around stairwell. Access hatch to roof void.

BEDROOM ONE 13'6" x 10'6" (4.11m x 3.20m) feature contemporary wainscot panelling, front aspect, off to



EN SUITE SHOWER ROOM generous 1200 showering enclosure, contemporary tiled basin, WC, chrome towel warmer.

BEDROOM TWO 11'3" x 10'6" (3.43m x 3.20m) minimum dimensions, front aspect, useful over stairs storage cupboard.



BEDROOM THREE 11'9" x 10'0" (3.58m x 3.05m) maximum dimensions, rear aspect.

BEDROOM FOUR 10'3" x 9'3" (3.12m x 2.82m) rear aspect.

BEDROOM FIVE 7'2" x 7'0 (2.18m x 2.11m) rear aspect.



BEDROOM THREE

FAMILY BATHROOM luxuriously refitted with contemporary white suite of panelled bath with overhead rainfall shower and additional handset. Glazed shower screen, basin, WC, contemporary tiling to half height, rising to full height in bath/shower area, tiled flooring, chrome towel warmer.



OUTSIDE

To the front a lawned garden with paved pathway enclosed by laurel hedging and shrubs. Double width driveway creating parking for two cars and terminating at integral **SINGLE GARAGE**.

Rear garden accessible from both conservatory and utility room, paved patio, lawned garden beyond with perimeter shrubbery and path returning to the front.

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.

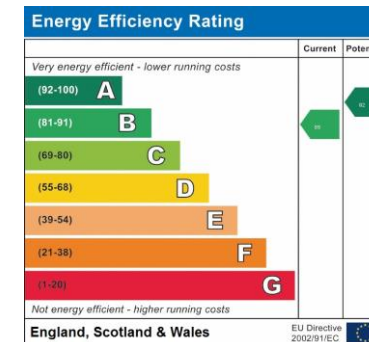
Viewing: Please contact the Retford office on 01777 709112.

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.

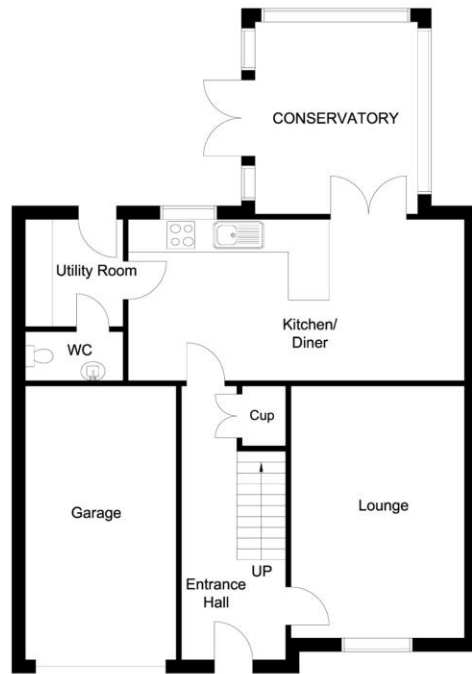
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

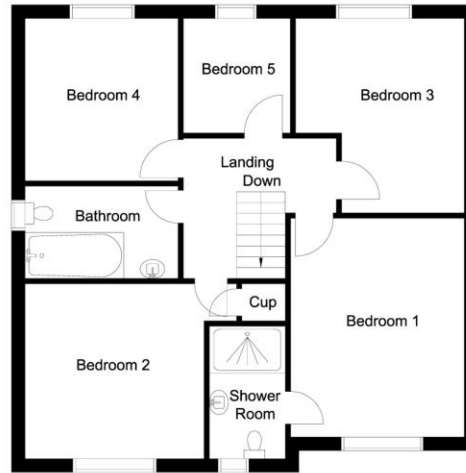
These particulars were prepared in May 2023.



Ground Floor



First Floor



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CP Property Services @2023



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