



4 THE OLD GARDENS, RETFORD  
£475,000

## 4 THE OLD GARDENS, RETFORD, DN22 7ZR

### DESCRIPTION

A spacious and well presented detached family home with a dual aspect dining/kitchen which provides ample storage and work space. In addition, there is a large lounge with views to the well stocked, attractive rear garden, playroom/study and utility room. On the first floor there are four generous bedrooms, the master benefitting from a full length fitted Sharps wardrobe and en suite bath /shower room. There is also a further en suite shower room and family bathroom. Added features also include underfloor heating to the ground floor. Externally to the front there is ample parking and an integral double garage.

### LOCATION

The Old Gardens is an exclusive private drive of only five properties close to All Hallows Church and local amenities including convenience stores, post office and doctors. Retford town centre provides comprehensive shopping, leisure and recreational facilities plus a mainline railway station on the London to Edinburgh line. Schools for all age groups are within comfortable distance, as is the A1 which links to the wider motorway network.

### DIRECTIONS

What3words/// digs.fruit.probe

### ACCOMMODATION

**COVERED ENTRANCE** with external light and York stone step with part glazed composite door into

**ENTRANCE HALL 13'1" x 7'1" (3.99m x 2.17m)** stairs to gallery style landing, telephone point, and control for underfloor heating. Oak panelled doors to

**CLOAKROOM** side aspect obscure double glazed window, white low level WC, wall mounted hand basin with contemporary mixer tap, splashback, extractor, ceramic tiled floor

**LOUNGE 20'5" x 15'4" (6.25m x 4.70m)** rear aspect double glazed window with views to the attractive garden, feature fireplace with



York stone hearth, wooden bressumer and space for free standing log burner. TV and telephone point and control for underfloor heating

**KITCHEN/DINING ROOM 22'4" x 15'7" (6.84m x 4.77m)** Extensive range of Oyster coloured base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap. Integrated dishwasher, freestanding Rangemaster Range cooker, tiled splashback and extractor canopy above. Granite working surfaces with matching upstands, integrated fridge freezer, central island with additional cupboard and drawers, breakfast bar/work surfaces, rear aspect double glazed window, ceramic tiled flooring with control for underfloor heating



**WALK-IN PANTRY** with space for large American style fridge freezer, ceramic tiled flooring and recessed lighting

### DINING AREA

Double glazed French doors leading into the attractive well stocked gardens. TV point, door to

**STUDY/PLAYROOM 9'7" x 7'6" (2.94m x 2.32m)** rear aspect double glazed window, TV point, door to understairs cupboard with lighting and control for underfloor heating

**UTILITY ROOM 14' x 7'1" (4.28m x 2.16m)** side aspect double glazed window, range of base and wall mounted cupboards, single stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and one further appliance. Working surfaces with matching upstand and underfloor heating control panel. Door to double garage.

### FIRST FLOOR

**LANDING** access to roof void, partially boarded with light. Front aspect window and double built in airing cupboard with Stel Flow unvented hot water storage system with light.

**BEDROOM ONE 22'5" x 18'4" (6.87m to front of wardrobes x 5.61m)** two double glazed windows and high level windows. Range of full length fitted Sharp's wardrobes with ample hanging and shelving space, plus drawers. TV point, door to



**EN-SUITE BATHROOM 9'3" x 7'7" (2.82m x 2.35m)** high level double glazed window, four piece white suite with panel enclosed bath and

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contemporary mixer tap, tiled surround, wall mounted hand basin with contemporary mixer tap. Large walk-in corner fitted shower cubicle with tiled walls, mains fed shower with glazed screen, low level WC, recess lighting, shaver socket and towel rail/radiator.

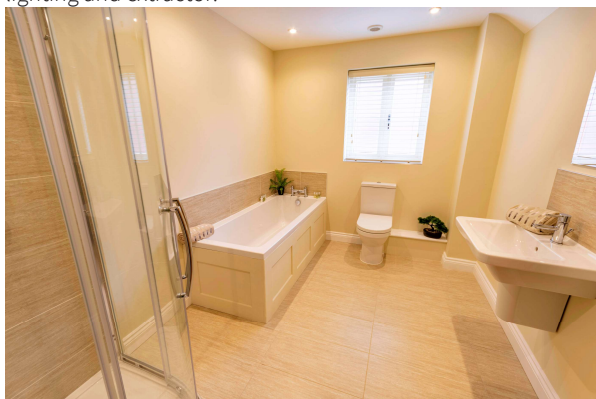
**BEDROOM TWO 14'5" x 12' (4.41m x 3.66m)** double glazed window with views to the rear garden. Built in double wardrobe with hanging space and door to

**EN SUITE SHOWER ROOM 11'1" x 4'7" (3.38m x 1.42m)** high level double glazed window, tile enclosed shower cubicle with mains fed shower, sliding glazed doors, pedestal hand basin with mixer tap, low level WC, part tiled walls, heated mirror with shaver socket and chrome towel rail/radiator.

**BEDROOM THREE 15'7" x 11'1" (4.78m x 3.37m)** rear aspect double glazed window with views to the garden. TV and Telephone point

**BEDROOM FOUR 15'7" x 11'1" (4.78m x 3.37m)** front aspect double glazed window, TV point.

**FAMILY BATHROOM 10'1" x 7'6" (3.09m x 2.33m)** side aspect double glazed window. Four piece white suite, panel enclosed bath with contemporary mixer tap. Hand basin with mixer tap and tiled splashback, shaver socket, chrome towel rail/radiator, WC and corner fitted shower cubicle with mains fed shower. Recessed lighting and extractor.



**OUTSIDE** Large block paved driveway with space for three to four vehicles. Under window pebbled garden area for low maintenance. The drive leads to **INTEGRAL DOUBLE GARAGE 19'7" x 18'1" (5.98m**

**x 5.52m)** with electric up and over doors. Overhead light and sockets. Wall mounted gas fired central heating boiler. From the drive, pedestrian access to the rear garden which is fenced to all sides and has an attractive large Indian stone patio area with a good area of sculpted lawn and established borders, including a raised flower bed. External water supply and lighting. There is an additional side garden which is well stocked with flowers and a path.

## 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 E. 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.

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.

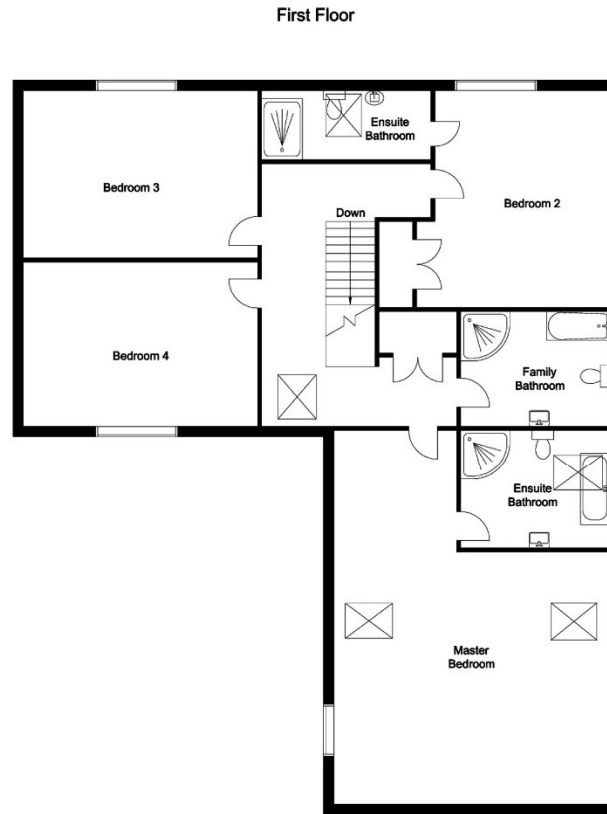
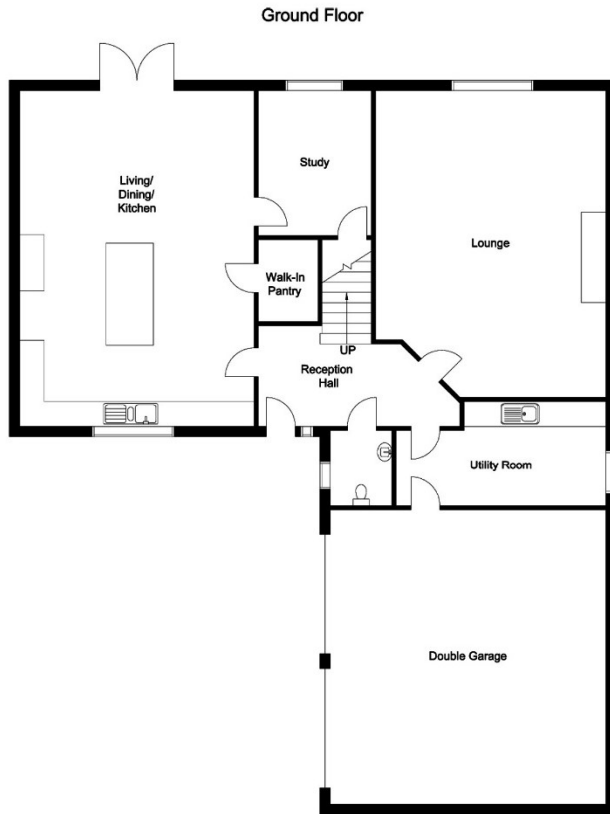
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	84	90
	EU Directive 2002/91/EC	





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