



26 HEATHFIELD GARDENS, RETFORD  
£335,000

**BROWN & CO**



## 26 HEATHFIELD GARDENS, RETFORD, DN22 7LG

### DESCRIPTION

A very nicely presented detached five bedroom family home on this favoured development with modern refitted breakfast/kitchen and large utility room. In addition, there are two reception rooms, en suite facilities to the master bedroom and a very good sized garden. Externally there is off road parking and an integral single garage.

### LOCATION

Town centre amenities are within comfortable reach and Retford offers a full range of residential facilities across retail, education, healthcare and leisure. There are excellent transport links with the A1M lying to the west from which the wider motorway network is available. The rail station has a direct service into London Kings Cross (approx. 1hr 30mins) and air travel is convenient via nearby international airport Nottingham East Midlands.

### DIRECTIONS

what3words:///quit.dating.dangerously

### ACCOMMODATION

**COVERED ENTRANCE** with ¾ glazed UPVC door into

**ENTRANCE HALL** with oak flooring, stairs to first floor landing, telephone point.



**CLOAKROOM** front aspect obscure double glazed window. White low level wc, corner fitted vanity unit with inset sink, mixer tap and cupboard below, oak flooring.

**LOUNGE** 18'7" x 12'6" (5.69m x 3.84m) front aspect double glazed bay window. Feature wall mounted log effect gas fire, wall light, TV point and glazed double doors to



**SITING ROOM** 11'3" x 8'9" (3.44m x 2.70m) rear aspect double glazed French doors leading into and overlooking the garden. TV aerial lead and return door to



**KITCHEN DINING ROOM** 15'8" x 10'1" (4.80m x 3.08m) rear aspect double glazed windows overlooking the garden. An extensive range of cream coloured high gloss base and wall mounted cupboard and drawer units with under cupboard lighting. 1 ¼ sink drainer unit with mixer tap. Zanussi double oven, five ring gas hob with extractor above, ample working surfaces, part tiled walls, central heating programmer. Walk in larder cupboard. TV aerial lead. Return door to hall.



**UTILITY ROOM** 14'4" x 7'6" (4.39m x 2.42m) rear aspect double glazed window and half glazed door to garden. Single stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine and dishwasher, space for American style fridge freezer. A range of base cupboards with wood effect working surfaces above. Oak flooring, part tiled walls. Wall mounted gas fired central heating boiler.

### FIRST FLOOR

**LANDING** with chrome and oak balustrades. Dado rail, access to roof void. Large built in airing cupboard with factory lagged hot water cylinder and shelving. Separate storage cupboard.

**BEDROOM ONE** 12'10" x 9'9" (3.95m x 3.00m) front aspect double glazed window. Built in wardrobes with sliding doors and ample

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hanging and shelving space. Air conditioning unit. TV and telephone point. Door to



**EN SUITE SHOWER ROOM** side aspect double glazed window. Corner fitted tile enclosed shower cubicle with Creda electric shower, pedestal hand basin, low level wc. Tiled walls and flooring. Extractor and shaver socket.

**BEDROOM TWO 12'8" x 8'9" (3.90m x 2.92m)** rear aspect double glazed window. A range of fitted bedroom furniture, TV aerial lead.



**BEDROOM THREE 9'5" x 8'9" (2.90m x 2.72m)** front aspect double glazed window. Laminate flooring.

**BEDROOM FOUR 8'8" x 8'5" (2.67m x 2.58m)** measured to front of wardrobes. Rear aspect double glazed window overlooking the garden. Large walk in wardrobe with ample hanging and shelving space. TV point.

**BEDROOM FIVE 12'5" x 6'9" (3.80m x 2.10m)** measured to front of full length range of fitted wardrobes with ample hanging and shelving space, matching chest of drawers/desk unit. Front aspect double glazed window. Front aspect Velux style double glazed window. Telephone point.

**FAMILY SHOWER ROOM** rear aspect obscure double glazed window. Large walk in tile enclosed shower cubicle with glazed screen and electric shower. Pedestal hand basin with mixer tap, low level wc, tiled walls and shaver socket, extractor.



## OUTSIDE

The front is open planned with sculptured lawn, fence to one side. Driveway with space for 2-3 cars leading to **INTEGRAL SINGLE GARAGE** with up and over door, power and light. Pedestrian side gate giving access to the rear garden.

The rear garden is a very good size, hedged and fenced to all three sides. Full width paved patio with external lighting and water supply. Sleeper edged lawn with shrub beds and to the rear of the plot is a paved patio with space for a timber shed or summer house.

## 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.

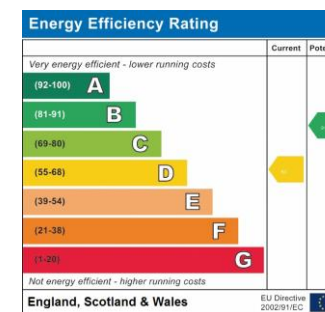
Viewing: Please contact the Retford office on 01777 709112.

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.

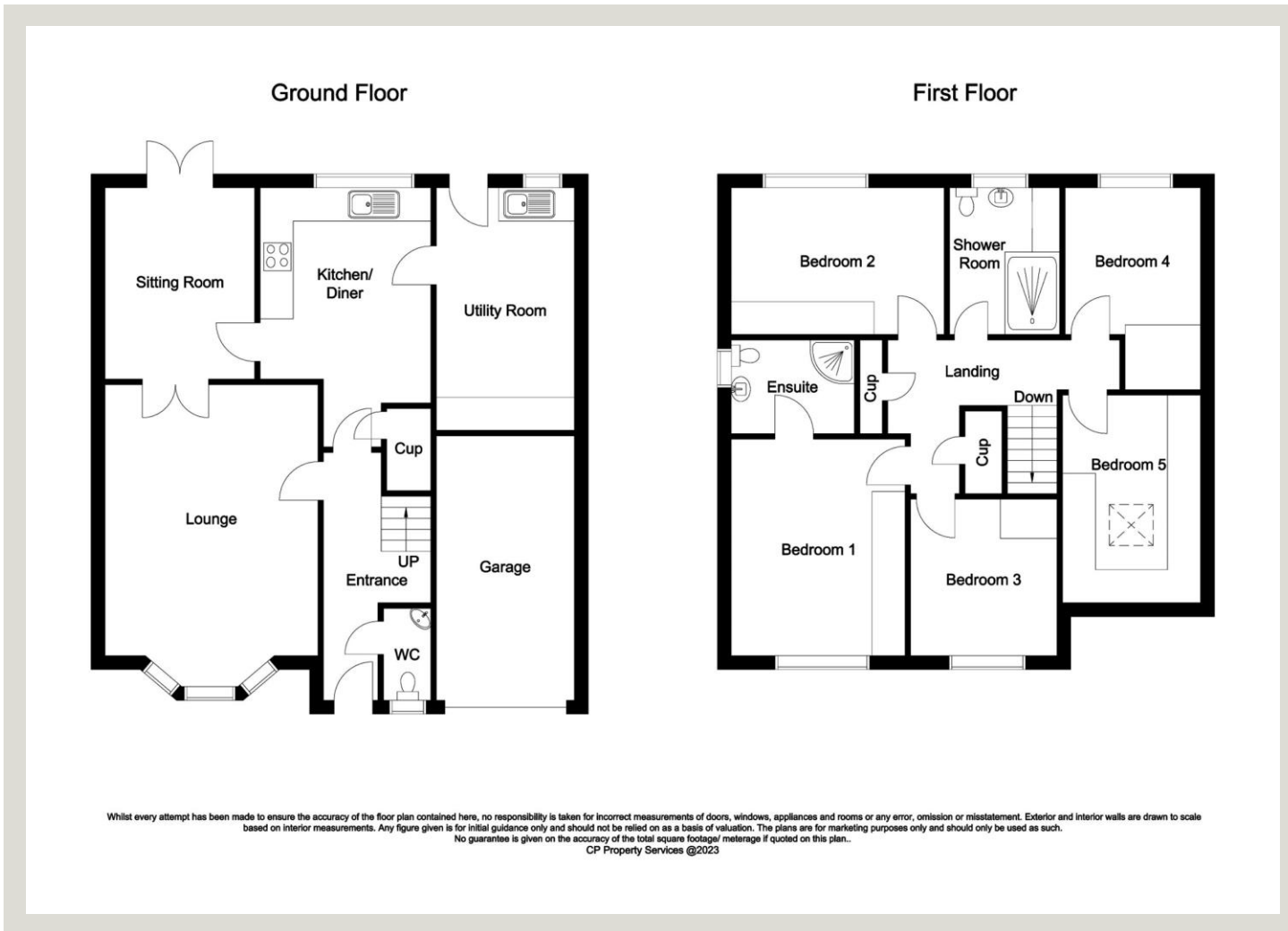
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 August 2023.







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