



2 ROSE AVENUE, RETFORD
£285,000

BROWN & CO

2 ROSE AVENUE, RETFORD, DN22 7HR

DESCRIPTION

An immaculately presented 1930's semi detached family home which has the benefit of a modernised kitchen and a reconfigured and contemporary bathroom both refitted in 2020. The property has some original style features, two good sized reception rooms, one of which has been extended and there is accessibility from Bracken Lane to a private driveway which leads to a double width garage with enclosed garden. Viewing is strongly recommended.

LOCATION

Rose Avenue is situated to the south of Retford town centre and is within comfortable walking distance of the popular Bracken Lane School and the town centre is a short car journey away which provides comprehensive shopping, leisure and recreational facilities. Retford also boasts a mainline railway station on the London to Edinburgh intercity link and also cross country links to Sheffield. There are countryside walks available on hand and good access to the A57 and A1 linking to the wider motorway network.

DIRECTIONS

what3words///treat.glitz.since

ACCOMMODATION

Half glazed composite door with slimline obscure floor to ceiling windows into

Good sized **ENTRANCE HALL** with dark oak wood flooring, period style skirtings, stairs to gallery style landing. Picture rail, telephone point.

CLOAKROOM front aspect obscure double glazed window. Low level wc with concealed cistern behind tiled wall with display shelf above. Wall mounted hand basin with tiled splashback. Dark oak wood flooring. Recessed lighting, under stairs cupboard with space and plumbing for washing machine and shelf above.

LOUNGE 14'3" x 11'9" (4.37m x 3.64m) measured to front aspect double glazed bay window. Feature recessed fireplace with brick surround, oak bressummer and fitted log burner on slate hearth. Period style skirtings, dado rail, ceiling rose and television point. Glazed double doors into



DINING ROOM 19'5" x 10'9" (5.96m x 3.34m) rear aspect double glazed French doors overlooking the garden. Painted fire surround with Victorian style tiled insert with coal effect gas living flame fire on raised tiled hearth. Period style skirtings, TV point.



REFITTED KITCHEN BREAKFAST ROOM 20'0" x 11'5" (6.13m x 3.52m) double glazed windows to the rear garden, double glazed French doors leading into the garden. An extensive range of handleless soft close high gloss white coloured base and wall mounted cupboard and drawer units. 1¼ stainless steel sink drainer unit with mixer tap and integrated dishwasher below. Bosch induction hob with stainless steel extractor canopy above and Perspex splashback. Bosch built in electric oven and grill. Integrated wine rack, space for larger American style fridge, ample quartz working surfaces with matching upstand, recessed lighting, dark oak wood flooring, period style skirtings, TV point.



REAR PORCH half glazed UPVC door into the side garden. Dark oak wood flooring, space for one appliance. Wall mounted Baxi gas fired central heating combination boiler (installed in 2020).

FIRST FLOOR

GALLERY STYLE LANDING with period style skirtings, dado rail, picture rail, access to roof void.

BEDROOM ONE 13'3" x 10'9" (4.07m x 3.34m) front aspect double glazed bay window. Recessed fireplace, period style skirtings. TV aerial lead.



BEDROOM TWO 14'3" x 11'9" (4.37m x 3.64m) measured to rear aspect double glazed window. Wood effect flooring, period style skirtings, TV aerial lead.



BEDROOM THREE 8'5" x 8'3" (2.59m x 2.59m) front aspect double glazed window. TV aerial lead.

BATHROOM 11'4" x 8'3" (3.48m x 2.53m) dual aspect double glazed windows to front and side. Four piece white suite comprising panel enclosed bath with mixer tap, walk in glazed shower cubicle with aqua board surround, mains fed shower with handheld attachment and raindrop shower head. Low level wc,

pedestal hand basin, part tiled walls, recessed lighting, towel rail radiator.

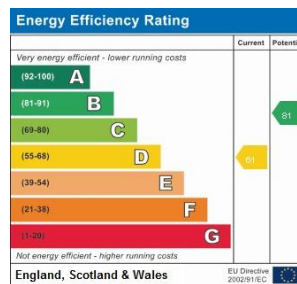


OUTSIDE

The front is retained with fencing and brick wall, off road parking for one smaller vehicle on a pebbled drive, herringbone style block paved path to the front door and to the side of the property. The front garden has been pebbled for low maintenance.

The rear garden has fencing to all sides, full width Indian stone patio with external lighting and water supply. Area of lawns with established shrub and flower borders to all sides.

Accessed from Bracken Lane via double wooden gates is an additional driveway with space for 2-3 cars leading to a **DETACHED DOUBLE WIDTH GARAGE 19'3" x 15'9" (5.87m x 4.85m)** with up and over door.



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 C.

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.

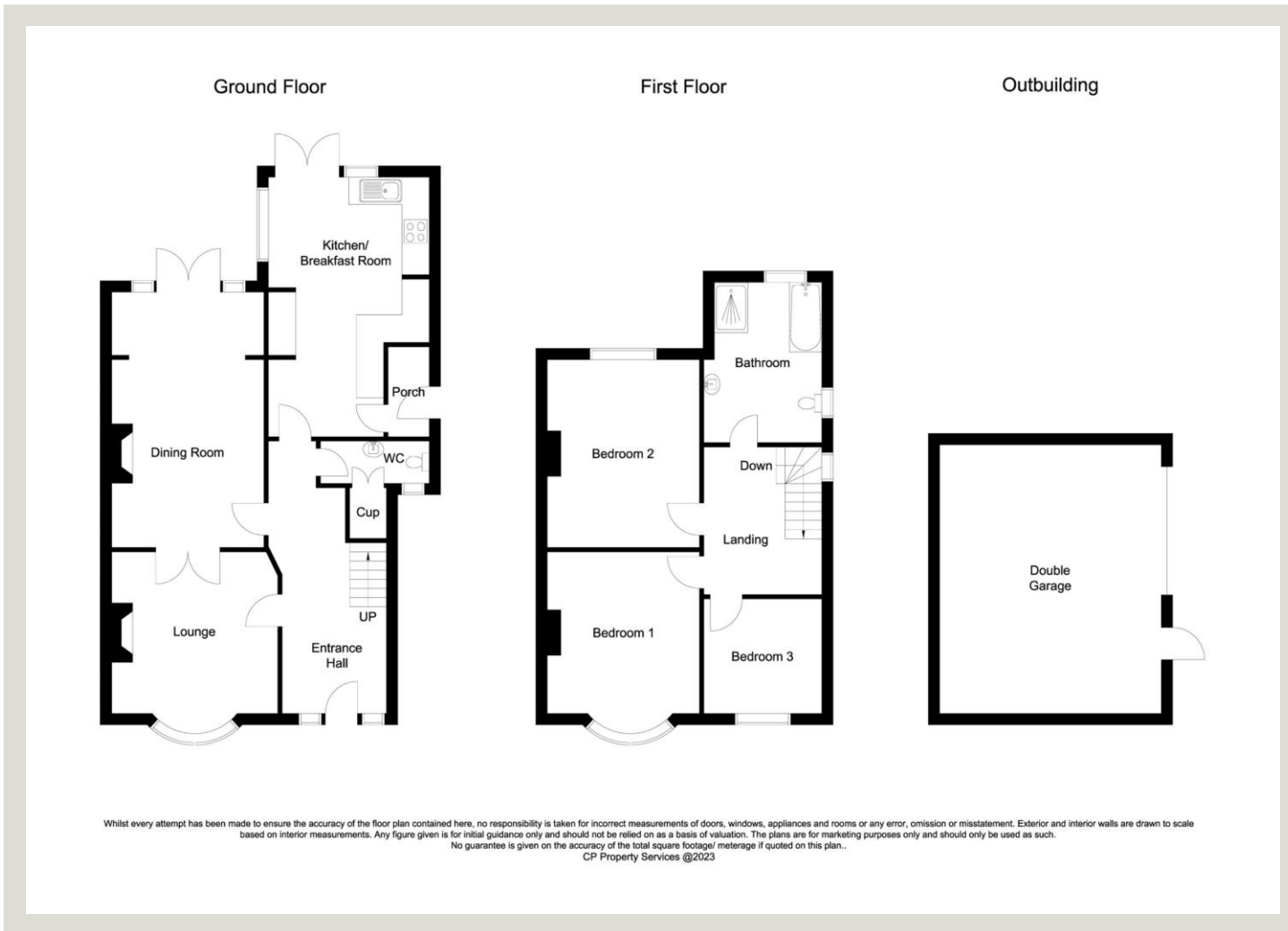
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 September 2023.





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