



54 GROVE COACH ROAD, RETFORD
£365,000

BROWN & CO

54 GROVE COACH ROAD, RETFORD, DN22 7HB

DESCRIPTION

An extremely well presented versatile detached family home on the favoured southern side of Retford town centre in a popular residential location. The property benefits from a dual aspect lounge, a well appointed open plan kitchen dining living room, as well as an additional ground floor room with en suite facilities to make a ground floor bedroom for a teenager or elderly relative. In addition, there is ample parking, store room and manageable rear garden.

LOCATION

Grove Coach Road is on the southern fringes of Retford town centre and is a popular residential location with a good mix of similar properties. Bracken Lane School is within comfortable walking distance. Retford town centre provides comprehensive, shopping, leisure and recreational facilities. There is also a mainline railway station on the London to Edinburgh intercity link. There are countryside walks close by which are accessible from the end of Grove Coach Road or Bracken Lane which also links onto the Chesterfield Canal.

DIRECTIONS

what3words:///retail.envy.heap

ACCOMMODATION

Part glazed composite door to

ENTRANCE HALL with Karndean flooring. Stairs to first floor landing, central heating thermostat, deep under stairs storage cloaks cupboard.

LOUNGE 22'0" x 12'4" (6.71m x 3.77m) front aspect double glazed oriel bay window and double glazed French doors to the rear overlooking the garden. Feature cream coloured stone fireplace with matching hearth and coal effect living flame fire. TV and telephone points.



BEDROOM FOUR/STUDY 12'4" x 10'2" (3.79m x 3.10m) rear aspect double glazed window, telephone point. Door to



WET ROOM 9'9" x 6'10" (3.03m x 2.12m) two double glazed obscure windows. Large walk in shower with glazed screen, mains fed shower with handheld attachment and raindrop shower head. White low level wc, vanity unit with white drawer below. Chrome towel rail radiator, ceramic tiled floor, tiled walls, recessed lighting, extractor and access to small roof void.

KITCHEN DINING ROOM

Kitchen Area 15'6" x 11'0" (4.75m x 3.37m) side aspect double glazed window. An extensive range of cream coloured shaker style base and wall mounted soft close cupboard and drawer units, single circular sink drainer unit with mixer tap, space and plumbing below for slimline dishwasher. Integrated fridge. Built in electric oven with four ring electric hob and extractor canopy over. Central island with drawers and breakfast bar, ample wood effect working surfaces, glazed cupboards. Concealed lighting to the wall cupboards. Part tiled walls, recessed lighting, opening to



Dining Area 15'5" x 12'2" (4.73m x 3.72m) maximum dimensions, rear aspect double glazed window and double glazed French doors into the garden.



SIDE PORCH half glazed composite door leading to the driveway.

UTILITY ROOM 9'2" x 8'8" (2.79m x 2.68m) maximum dimensions, rear aspect obscure double glazed window. Single stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine, wood grain effect base and wall mounted cupboards, ample working surfaces with matching upstands, space for one further appliance. White low level wc, extractor fan, electric radiator.

From the entrance hall, turning split level staircase with double glazed window to the side and double glazed window to the front leading to

FIRST FLOOR LANDING access to roof void. Built in linen cupboard. Additional built in cupboard housing wall mounted gas fired central heating boiler.

BEDROOM ONE 12'10" x 10'4" (3.96m x 3.18m) measured to front of full length range of cream coloured floor to ceiling wardrobes with ample hanging and shelving space. Display shelf to the rear of the bed head. Rear aspect double glazed window. Telephone point.



BEDROOM TWO 10'4" x 8'8" (3.17m x 2.68m) measured to front of fitted bedroom furniture with double wardrobes with ample hanging and shelving and matching bedside cabinets. Front aspect double glazed window.



BEDROOM TWO

BEDROOM THREE 11'0" x 7'6" (3.36m x 2.30m) rear aspect double glazed window with views to the garden.

FAMILY SHOWER ROOM 7'7" x 7'6" (2.36m x 2.30m) side aspect obscure double glazed window. Large walk in shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Low level wc with concealed cistern, vanity unit with inset sink, mixer tap and cupboards below. Kardean flooring, tiled walls, UPVC clad ceiling with recessed lighting and extractor.



OUTSIDE

The front garden is screened by photinia hedging with a resin driveway with brick edging providing parking for 2-3 vehicles leading to an **ATTACHED STORE ROOM** with electrically operated roller shutter door. A good area of lawn with some established shrub, flower beds and borders. Pedestrian access to the side of the property leading to the nice sized rear garden which is fenced to all sides with a good sized paved patio, external water supply, external socket and lighting. A good area of lawn with shrub, flower beds and borders. Arbour. Additional raised paved patio area with space for a good sized timber shed.

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.

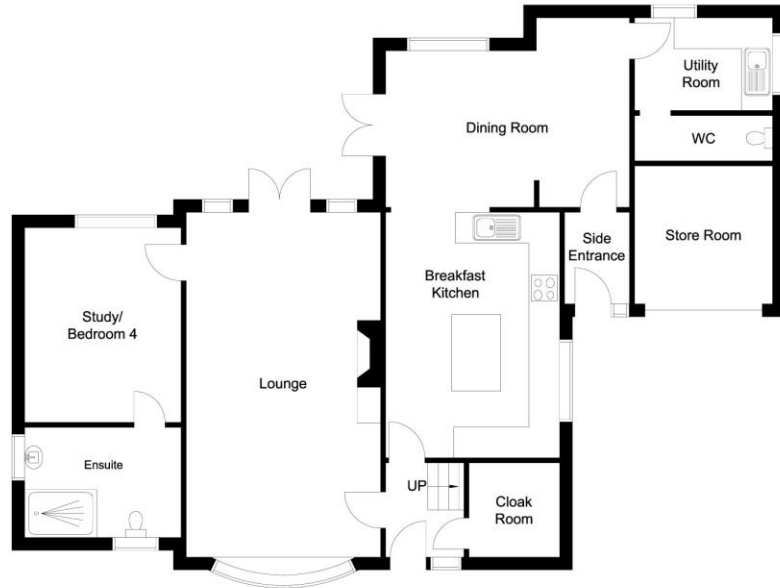
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

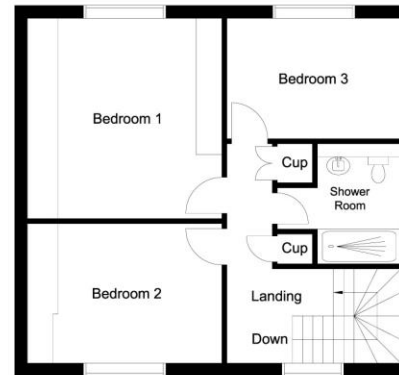
These particulars were prepared in September 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 incorrect 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 footage/ meterage if quoted on this plan.
CP Property Services @2023



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