



26 ELIZABETHAN GARDENS, RETFORD
£441,500

BROWN & CO

26 ELIZABETHAN GARDENS, RETFORD, DN22 7WP

DESCRIPTION

A unique three storey detached family home with the benefit of a recently added conservatory overlooking the garden but the main feature of the property is the situation that the house sides onto the Chesterfield Canal with Mooring Rights (subject to approval from the River & Canal Trust). There are also views to King's Park. The property has a dual aspect lounge, modern breakfast kitchen and two en suite shower rooms to the bedrooms. There is great versatility to the first floor accommodation which could create a second sitting room. Externally there is a double garage, attractive gardens with seating area and decking overhanging the canal.

LOCATION

Elizabethan Gardens is a small development built approximately 11 years ago with a selection of two bedroom-five bedroom properties. The property is located close to the town centre which offers comprehensive shopping, leisure and recreational facilities. There are schools close by within walking distance and just a short distance is the bridge over the canal leading directly into King's Park which in turn leads to the town centre and mainline railway station.

DIRECTIONS

What3words///quite.bride.entertainer

ACCOMMODATION

Part glazed composite door to

ENTRANCE HALL Amtico flooring, contemporary moulded skirtings, under stairs storage area with telephone point. Door with peephole leading into the rear garden. Stairs to first floor landing.

CLOAKROOM white low level wc, wall mounted hand basin with mixer tap, part tiled walls, ceramic tiled floor, recessed lighting and extractor.

LOUNGE 15'8" x 10'9" (4.82m x 3.31m) dual aspect, two front aspect double glazed windows and two rear aspect double glazed windows overlooking the garden, canal and King's Park. Oak coloured flooring, contemporary moulded skirtings, TV point. Double glazed UPVC French doors into



CONSERVATORY 14'7" x 11'3" (4.49m x 3.44m) recently installed. Brick base with double glazed windows and French doors leading into the garden. Glass roof. Oak coloured flooring. Views into the garden, canal and King's Park.



BREAKFAST KITCHEN 15'8" x 10' (4.82m x 3.07m) front aspect double glazed window and two rear aspect double glazed windows with views to the garden, canal and King's Park. An extensive range of cream coloured high gloss soft close base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with contemporary mixer tap, integrated dishwasher, washing machine, fridge, freezer and electric oven and grill. Four ring gas hob with perspex splashback and extractor above. Ample working surfaces with matching upstand. Recessed lighting, under cupboard lighting to the wall cupboards. Cupboard housing gas fired central heating boiler with programmer and timer. Ceramic tiled flooring, breakfast bar/island with ample seating and wine rack below. TV aerial lead.



FIRST FLOOR

GALLERY STYLE LANDING double glazed windows to front and rear. Stairs to second floor.

BEDROOM THREE 10'8" x 10' (3.28m x 3.07m) two rear aspect double glazed windows overlooking the garden, canal and King's Park. TV point, door to

EN SUITE SHOWER ROOM 9' x 4'8" (2.76m x 1.45m) front aspect obscure double glazed window. Tile enclosed walk in shower cubicle with mains fed shower, handheld attachment and raindrop shower head. White low level wc with concealed cistern and wall mounted

hand basin with contemporary mixer tap. Chrome towel rail radiator, recessed lighting, extractor and ceramic tiled floor.

BEDROOM FOUR 10'7" x 9'7" (3.27m x 2.96m) (currently used as a Snug) two rear aspect double glazed windows with views to garden, canal and King's Park. Contemporary modern skirtings, TV aerial point.



BEDROOM FIVE 10'7" x 5'8" (3.26m x 1.77m) (currently used as an office) front aspect double glazed window. TV and telephone points, contemporary skirtings.

SECOND FLOOR

GALLERY STYLE LANDING with front aspect double glazed window. Contemporary moulded skirtings, access to roof void. Built in airing cupboard with Homeflow hot water cylinder and ample storage shelving to the side.

BEDROOM ONE 15'6" x 9'9" (4.75m x 3.03m) dual aspect, with the side having double glazed French doors with Juliet balcony and rear having two double glazed windows with views to the garden, built in floor to ceiling wardrobes with sliding doors and ample hanging and shelving space. Contemporary skirtings boards, TV and telephone points. Door to



EN SUITE SHOWER ROOM rear aspect obscure double glazed window. Tile enclosed shower cubicle with glazed screen. Mains fed shower with handheld attachment and raindrop shower head. Part tiled walls, white low level wc with concealed cistern, built in medicine cupboard above. Wall mounted hand basin with mixer tap, chrome towel rail radiator, ceramic tiled flooring, recessed lighting, extractor.

BEDROOM TWO 10' x 9'2" (3.07m x 2.81m) two rear aspect double glazed windows with views to garden, canal and King's Park. Contemporary skirtings.

FAMILY BATHROOM 6'6" x 5'5" (2.02m x 1.69m) rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with contemporary taps, handheld shower attachment with raindrop shower head and glazed screen. White low level wc with concealed cistern, wall mounted hand basin with drawer cabinet below and mixer tap. Ceramic tiled floor, part tiled walls. Chrome towel rail radiator, recessed lighting and extractor.



OUTSIDE

The front has access by way of a partially shared drive to two generous parking spaces to a **DETACHED DOUBLE GARAGE** with two up and over doors, power, light and half glazed personal door to the garden. Path leading to the front buffer style garden and gate leading into the rear and side gardens which are a great feature of the property. Fenced and hedged to all sides. The small side garden has a raised rockery and space for a small shed. The garden has a good area of lawn with good sized paved patio and a good selection of established shrub, flower beds and borders. Views to the canal and King's Park. In the corner is a **TIMBER SUMMER HOUSE** with wooden double glazed doors and windows, wooden flooring and painted wooden walls. Power, lighting and TV aerial lead.

The garden leads down to and sides onto the canal. Additional gate leading to the rear garden which has metal railings, artificial turf and pathway leading to the lower part of the garden by way of gate which has been laid with railway sleepers as part of a decking with pagoda style glass roof covered seating area which offers views to the canal. Steps down to the wooden jetty with wood and rope balustrades. The side pathway has a wooden gate giving access to the front, lighting and plastic corrugated roofing.

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.

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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.

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Viewing: Please contact the Retford office on 01777 709112.

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These particulars were prepared in January 2024.



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