



9 CANTERBURY CLOSE, RETFORD
£245,000

BROWN & CO

9 CANTERBURY CLOSE, RETFORD, DN22 7WG

DESCRIPTION

A modern four bedroom end terraced town house on a very good sized plot with one of the larger gardens on the development. In addition, there is a good side area of garden ideal for further extension (STP). The property benefits from a good sized lounge dining room leading into and overlooking the good sized rear garden. The top floor has the master bedroom suite which includes a dressing room area and en suite facilities. There is a single garage with space to the front for two vehicles.

LOCATION

9 Canterbury Close is situated on the edge of this very popular development commenced approx. 12/13 years ago and provides good access to the school on Ordsall Road as well as accessibility to Retford town centre with its comprehensive shopping, leisure and recreational facilities and within comfortable walking distance of the mainline railway station. There are good links to the A1 and A57 linking to the wider motorway network and good countryside walks are available via the Chesterfield Canal and River Idle.

DIRECTIONS

What3words///copy.curve.making

ACCOMMODATION

Part glazed door into

ENTRANCE HALL with tiled flooring, stairs to first floor landing.

CLOAKROOM with white low level wc, corner pedestal hand basin with tiled splashback. Tiled flooring, extractor.

LOUNGE DINING ROOM 17'7" x 14'10" (5.38m x 4.57m) double glazed French doors leading into the garden and additional double glazed window overlooking the garden. TV and telephone points. Deep under stairs storage cupboard.



KITCHEN 13'4" x 8'2" (4.07m x 2.49m) measured into front aspect double glazed square bay window. A good range of cream coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and dishwasher. Built in electric oven with four ring gas hob and extractor above and stainless steel splashback. Ample working surfaces with matching upstands. Cupboard housing wall mounted gas fired central heating boiler. Ceramic tiled flooring, spotlighting.



FIRST FLOOR

GALLERY STYLE LANDING additional stairs to second floor landing. Built in airing cupboard with hot water cylinder.

BEDROOM TWO 14'6" x 8'4" (4.46m x 2.55m) front aspect double glazed window. TV and telephone points.



BEDROOM THREE 12'0" x 8'4" (3.69m x 2.55m) rear aspect double glazed window. TV aerial lead.

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BEDROOM FOUR 8'8" x 6'3" (2.67m x 1.93m) front aspect double glazed window. TV aerial lead.

FAMILY BATHROOM 6'3" x 5'6" (1.93m x 1.70m) rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath, hand held mixer tap/shower attachment with tiled surround. Low level wc, pedestal hand basin with mixer and tiled splashback. Extractor fan.



SECOND FLOOR

MASTER BEDROOM SUITE

Bedroom 15'9" x 14'10" (4.85m x 4.57m) maximum dimension. Front aspect double glazed window. Built in over stairs storage cupboard, access to roof void, central light/ceiling fan, square arch into



Dressing Room 8'4" x 6'3" (2.57m x 1.93m) with rear aspect Velux double glazed window. Eaves storage, telephone point, TV point.
En Suite Shower Room 6'2" x 6'2" (1.88m x 1.88m) rear aspect Velux double glazed window. Tile enclosed shower cubicle with mains fed shower, handheld attachment, raindrop shower head and glazed screen. Pedestal hand basin with tiled splashback. Low level wc. Part tiled walls, shaver socket and extractor.



OUTSIDE

The front garden has a buffer styled garden with hedging. There is a **SINGLE GARAGE** with electrically operated door, power and light, plus personal door to the garden. The pathway leads to a wood gate which access the rear garden.

REAR GARDEN

Fenced to all sides. Larger than average sized plot for this age of property. Paved patio and corner shrub bed with railway sleeper edging. External light and water supply

The side garden has porcelain tiled patio and has space for two timber sheds, plus there is a **DETACHED OFFICE/WORKSHOP 15'2" x 9'2" (4.63m x 2.81m)** power and lighting,

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 B.

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 April 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		68
(69-80)	C	78	
(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			



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