



Alexander Jacob
estate agents & company



High Street
Ordsall, Retford

Offers Over £400,000

Property & Estates Consulting
11 Grove Street, Retford, DN22 6JP

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High Street Ordsall, Retford

Contemporary FOUR DOUBLE BEDROOM Detached Family Home Measuring Approximately 170 Sq M.

Property Overview

- Well Appointed Interior, & Modern Kitchen & Bathroom Suites
- Enjoying Underfloor Heating to the Ground Floor
- Master Bedroom Complete with Master En Suite & Dressing Area
- Planning Permission Previously Granted for Two Storey Extension to Right Elevation- PLANNING REFERENCE: 21/00627/HSE



An excellent opportunity to acquire a contemporary FOUR DOUBLE BEDROOM detached family home, fully renovated to an exceptionally high standard under current ownership. Enjoying underfloor heating to the entirety of the ground floor, the ample living accommodation briefly comprises of entrance hall, spacious dual aspect lounge, dining room, modern kitchen equipped with premium appliances from Neff, Bosch and Smeg, utility room, ground floor WC, master bedroom complete with master en suite and dressing area, second bedroom benefitting from a walk-in wardrobe, and two further double bedrooms. The second floor sees a converted attic room with a built-in bed and media unit, a great addition for occasional guests, or teenagers that require a space of their own. Planning permission has previously been granted to extend the property by erecting a two-storey extension to the right elevation- PLANNING REFERENCE: 21/00627/HSE. Set within gated grounds, with CCTV surveillance monitoring the perimeter, the property boasts a generous driveway equipped with an electric car charging point catering for multiple vehicles, sizeable wrap around lawns and a large porcelain entertaining area, alongside a handy garden store. Situated in the heart of Ordsall, the substantial plot enjoys everyday conveniences, a bustling pub, pharmacy and nursery in its locality. Ordsall Primary School, having most recently achieved a good Ofsted rating, is just a short walk away. Retford's town centre is also easily accessible, hosting a further wealth of amenities, leisure facilities, schools for all age groups and excellent road and rail links. Viewings are highly encouraged to fully appreciate the family orientated living accommodation and convenient setting being offered for sale.

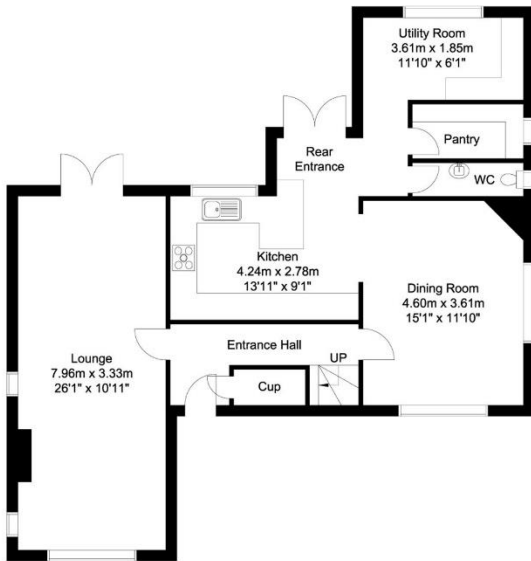
- Loft Conversion with Fifth Bedroom Potential
- Generous, Gated Driveway Equipped with Electric Car Charging Point
- Sizeable Wrap Around Lawns, Large Porcelain Entertaining Area & Handy Garden Store
- Easy Access to Everyday Conveniences, Bustling Pub, Pharmacy, Nursery & Retford Town Centre
- Council Tax Band: C EPC Rating: C



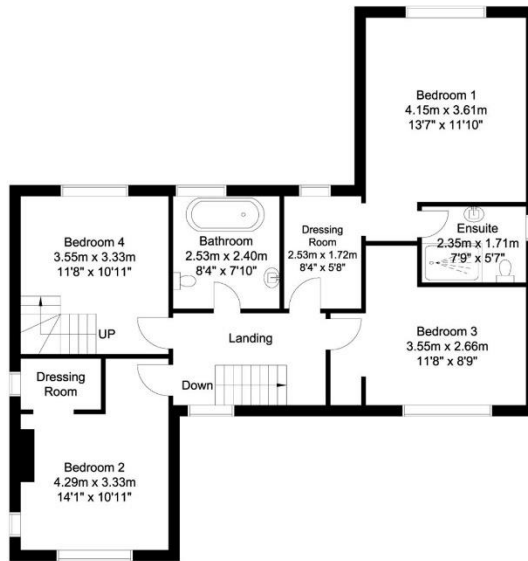
Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Retford Train Station provides a direct line to King's Cross in less than 90 minutes at selected times.



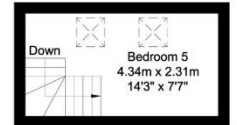
Ground Floor
81 sq m/871.87 sq ft
Approx.



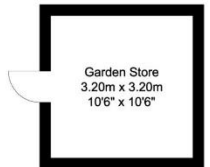
First Floor
79 sq m/850.34 sq ft
Approx.



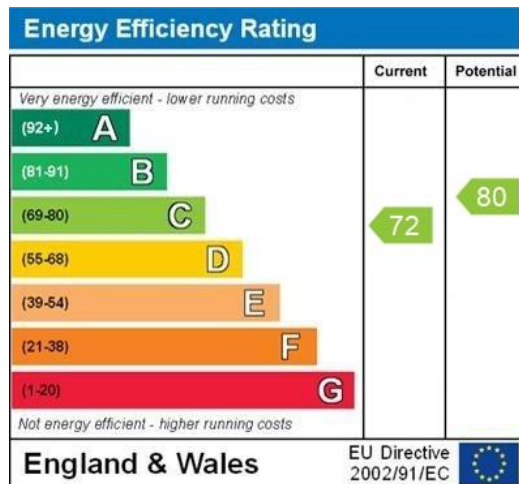
Second Floor
10 sq m/107.63 sq ft
Approx.



Outbuilding
10 sq m/107.63 sq ft
Approx.



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/ metreage if quoted on this plan.
CP Property Services @2024



Selling your home?

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Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

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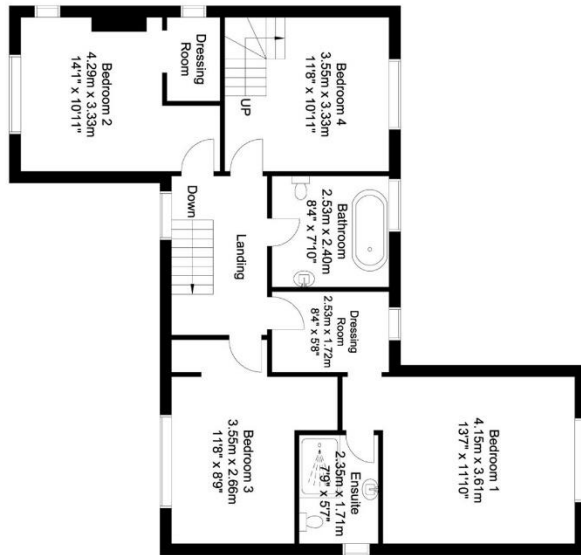
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

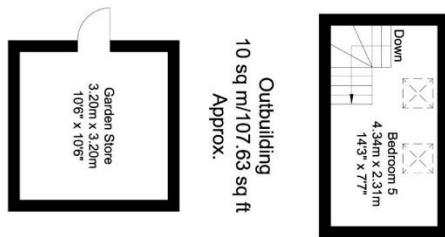
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Tenure & Charges: Freehold- Vacant possession will be given upon completion

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