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FOR SALE

£325,000

2 Grove Coach Road, Retford, Nottinghamshire. DN22 7HU



Set in a prominent position on this sought after road is this delightful three bedroom traditional house. This detached property offers spacious accommodation with a well proportioned layout and pretty traditional features throughout. The ground floor accommodation comprises; entrance hallway, spacious living room with beautiful bay window and feature fireplace, dining room with French doors opening up onto the rear garden, dining kitchen with a further set of French doors, utility area, downstairs shower room. To the first floor are three double bedrooms and the family bathroom. Outside; there is a driveway to the front with side access to the enclosed rear garden. The rear garden is a particularly great feature, its a truly delightful space and perfect for family BBQ's with ample seating area, lawn and mature trees and shrubs to the borders. In addition, there is a single garage with further hard-standing/driveway in front of it.

Ground Floor

Entrance Hallway

With a front facing traditional style entrance door with feature glass and side window, wood effect flooring, stairs to the first floor, understairs storage cupboard.

Living Room 4.106m into alcove x 5.199m (13' 6" x 17' 1")

With a front facing bay window, storage to alcoves, feature fireplace and central heating radiator.

Dining Room 4.546m x 3.630m (14' 11" x 11' 11")

With rear facing French doors opening up on the patio, built in storage cupboard, open fireplace, wood effect flooring and central heating radiator.

Kitchen Area 3.017m x 2.526m (9' 11" x 8' 3")

With a range of modern fitted base units with complementary work surfaces, integrated dishwasher, sink with drainer and mixer tap, access to utility area, side facing window, wood effect flooring, open plan into the Dining/Family space.

Dining/Family Space 3.694m x 2.570m (12' 1" x 8' 5")

Open plan off the kitchen with rear facing French doors opening up on the rear garden, wood effect flooring, built in floor to ceiling storage, central heating radiator.

Shower Room

With rear facing window, shower cubicle, wash hand basin and low flush wc.

First Floor

Landing

With side facing window and loft access.

Master Bedroom 5.205m x 4.089m reducing to 3.722 (17' 1" x 13' 5")

With front facing bay window, built in wardrobe, central heating radiator.

Bedroom Two 3.649m x 4.563m max (12' 0" x 15' 0")

With rear facing window, built in storage cupboard, central heating radiator.

Bedroom Three 2.568m x 3.380m (8' 5" x 11' 1")

With side facing window, built in wardrobe, central heating radiator.

Family Bathroom

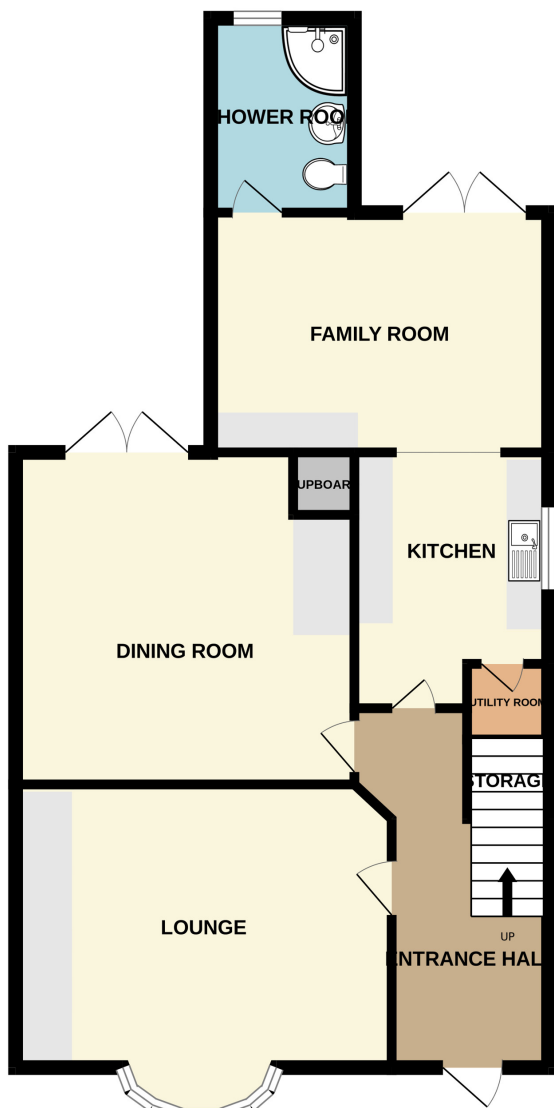
With front facing opaque window, bath, wash hand basin, low flush wc, tiling to floor and splash-backs, heated towel rail.

Outside





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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