

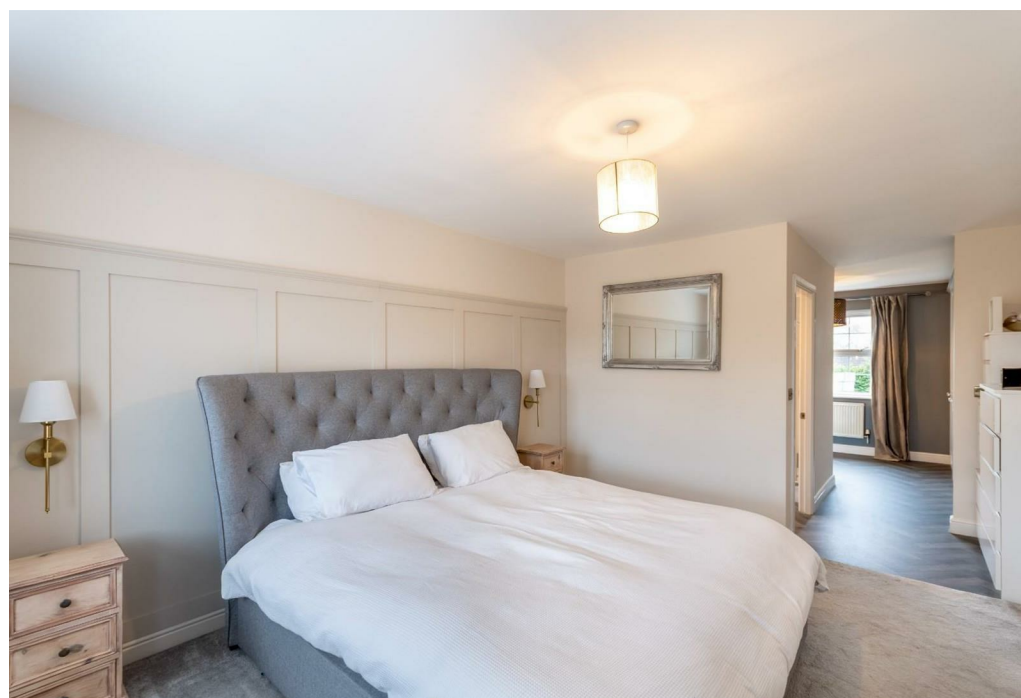
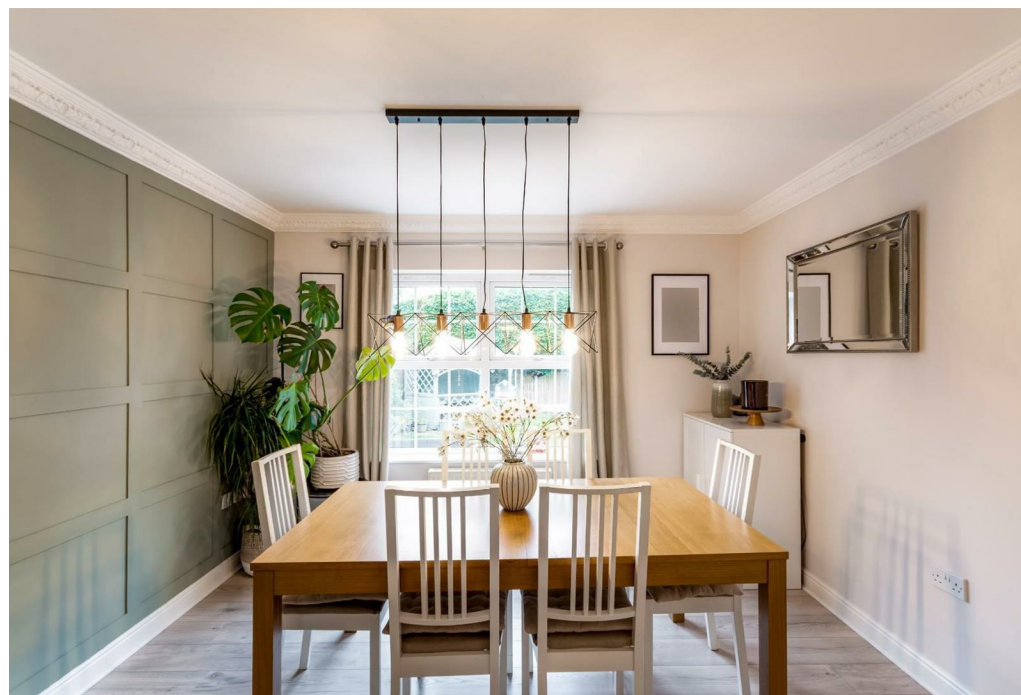


Park Mews,  
Retford,  
DN22 6UT

£480,000

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This well presented detached four bedroom modern family home is tucked away in a quiet cul de sac in the outskirts of Retford and early viewing is highly recommended to appreciate the accommodation on offer.



DESCRIPTION

Briefly the property comprises lounge, dining room, family room, kitchen and cloakroom to the ground floor whilst upstairs has four double bedrooms, with en suite to the Master and family bathroom. Outside is a private garden to the rear and garden with drive to the front allowing off street parking for two vehicles to the front of the double garage. The property also benefits from double glazing and gas central heating. Retford is a Georgian market town with a wealth of amenities including schools, shops, restaurants and sports facilities. It also lies on the East Coast mainline which facilitates travel to the capital and is only a short drive to the A1M and motorway access.

ACCOMMOATION

The property is accessed via a porched overhang with light leading to a white uPVC door with two ornate glass panels giving access to the:

ENTRANCE HALL 10'4" x 18'2" to its maximum dimensions

Providing access to the lounge, dining room, kitchen, family room and cloakroom, stairs rising to the first floor accommodation.

LOUNGE 11'7" x 17'11"

Inset log burner with wooden plinth over, TV aerial, telephone points, bay window to the front elevation and radiator.

DINING ROOM 11'7" x 10'5"

Opening into the lounge with panel flooring, ornate coving to ceiling, window to the rear elevation and radiator.

FAMILY ROOM 10'3" x 11'8"

Curently used as a playroom with panel flooring, ornate coving to ceiling, shelving, double doors opening to the rear garden and radiator.

KITCHEN 12'5" x 11'8"

Wall and base units in light green with complementary worktops, built in Bosch cooker and grill, four ring gas hob with extractor fan over, integrated dishwasher, one and a half ceramic sink with mixer tap, panel flooring, spotlights to ceiling, space into:

UTILITY 7'10" x 5'2"

Base unit with space and provision under for washing machine, stainless steel sink with mixer tap, space for fridge freezer, white uPVC door with glass panel to the side elevation.

DOWNSTAIRS CLOAKROOM 4'4" x 5'2"

Pedestal wash hand basin, low level flush w.c., shelves, towel rail, panel flooring, extractor fan and radiator.

FIRST FLOOR LANDING 10'4" x 14'4"

Providing access to the bedrooms, and family bathroom, loft access, cupboard housing the water tank and shelves, smoke alarm and ornate coving to ceiling, window to the rear elevation and radiator.

MASTER BEDROOM 11'7" x 14'0"

With double doors, two wiindows to the front elevation, radiator and space leading into the en suite and dressing room.

EN SUITE 6'2" x 7'1"

Half tiled with shower cubicle with rainfall head and hand held unit, pedestal wash hand basin with shelf and vanity unit over, shaving socket, low level flush w.c., towel rail, vinyl flooring, extractor fan, spotlights to ceiling, window to side

DRESSING ROOM 9'10" x 7'10"

Built in wardrobe, dressing table with mirror and lights over, panel flooring, window to the rear elevation and radiator.

BEDROOM TWO 14'9" x 13'10"

Built in wardrobes, telephone point, two windows to the front elevation and radiator.

BEDROOM THREE 10'6" x 13'5"

Built in wardrobe, window to the rear elevation and radiator.

BEDROOM FOUR 10'3" x 10'4"

Wall shelving, window to the rear elevation and radiator.

BATHROOM 8'3" x 12'5"

Fitted with five piece suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure with fitted shower over, matching shower base and folding glass screen, bidet and low-level w.c., extractor fan, shaver point, double glazed window to the side elevation, double radiator, vinyl flooring with recessed ceiling spotlights.

EXTERNALLY

The garden to the front is laid to lawn and paving with mature shrubs and block paved drive allowing off street parking for two cars leading to the double garage with security light over. The private rear garden is also laid to lawn and paving with decking area, summer house, fencing to three sides with hedging, outside tap, two external power sockets, stone chip to one side and gated access plus external ligths

DOUBLE GARAGE 16'9"x 17'11"

With two electric remote control doors, white uPVC side personal entrance door with glass panel, wall mounted Worcester boiler and insulation to ceiling

TENURE - Freehold

COUNCIL TAX

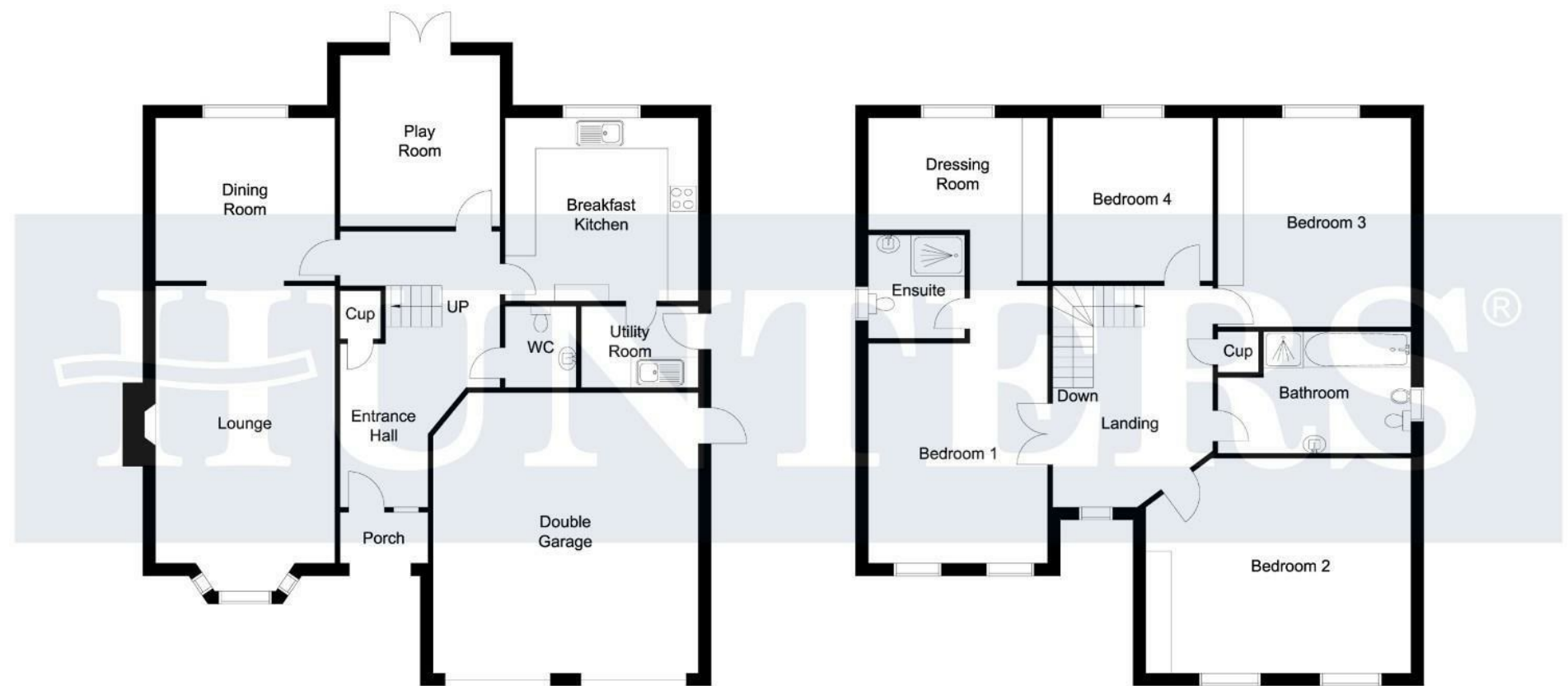
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'F'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted’

Tenure: Freehold  
Council Tax Band: F

Ground Floor  
110 sq m/1184.03 sq ft  
Approx.

First Floor  
103 sq m/1108.68 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/ meterage if quoted on this plan..  
CP Property Services @2025

- FOUR BEDROOM DETACHED HOUSE
- QUIET CUL DE SAC
- THREE RECEPTION ROOMS
- UTILITY
- DOWNSTAIRS CLOAKROOM
- EN SUITE TO MASTER BEDROOM WITH DRESSING ROOM
- GARDENS TO FRONT AND REAR
- DOUBLE GARAGE AND OFF STREET PARKING
- DOUBLE GLAZING AND GAS CENTRAL HEATING

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.