



Caledonian Road

, Retford, DN22 7EQ

Offers over £270,000



NO UPWARD CHAIN - Located in the popular area of Caledonian Road, Retford, this charming character detached house offers a fantastic renovation project. With four spacious bedrooms, this property is ideal for families seeking a welcoming home with ample space for everyone.

The exterior of the property boasts a lovely enclosed garden, perfect for outdoor activities or simply enjoying the fresh air. The detached nature of the house provides added privacy, making it a peaceful retreat.

Located in Retford, you will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities straightforward.



Description

DEVELOPER OPPORTUNITY WITH NO UPWARD CHAIN - The detached property briefly comprises of three reception rooms, four double bedrooms, two bathrooms, ample of space to extend (STP) large enclosed rear garden, gated driveway and storage sheds. A great opportunity to make your own stamp on it and renovate into an amazing family home in a popular location.

Entrance

The property is entered through the porch into the hallway. A typical character home of its time with reception rooms either side of the hallway with heating controls, radiator and door leading out onto the large enclosed garden.

First Reception Room 14'4" x 12'1" (11'3" into bay) (4.39m x 3.69m (3.43m into bay))

Left off the hallway into one of the rear facing reception rooms with a large bay window, carpet, traditional picture rail and gas fire with wooden surround, shelving into both alcoves, ceiling chandelier and a radiator.

2nd Reception Room 13'4" x 11'11" (12'9" into bay) (4.07m x 3.64m (3.90m into bay))

To the right off the hallway into the second reception room with large bay window, wall mounted gas fire as secondary heating, traditional picture rail, carpet, radiator and ceiling light.

Kitchen 9'4" x 9'0" (2.85m x 2.75m)

The kitchen consists of a vast range of wall and base pine units,, work top, stainless sink with drainer with a mixer tap, space for cooker / dishwasher and washing machine, fully tiled walls, tongue and groove wood clad ceiling and radiator. The room is open plan into the extension.

Third Reception 9'4" x 9'1" (2.86m x 2.77)

This room can be what ever the imagination allows you ! Dining room off the kitchen / sun room over looking the garden / play room?? Wood clad tongue and groove walls and ceiling with patio doors leading into the rear garden.

Ground Floor Shower Room 9'10" x 11'3" (3.00m x 3.45m)

The shower room consists of a double walk in shower with glass doors with a gravity fed shower, wc and hand basin, part tiled walls and radiator and obscure window.

Stairs & Landing

A split landing with a front facing window, mahogany colour spindle wooden stair case leading to the first floor with a window on the landing over looking the rear garden.

Bedroom One 12'0" x 10'3" (3.68m x 3.14m)

As with the tradition of the build in keeping with the ground floor, there are two almost identical in size double bedrooms either side of the landing over looking the rear garden with carpet, radiator and two wooden double built in pine wardrobes.

Bedroom Two 11'4" x 10'8" (3.46m x 3.27m)

A double room with carpet, radiator and two double built in wooden wardrobes.

Bedroom Three 10'3" x 8'10" (3.14m x 2.70m)

A double room front facing with carpet, radiator and a single built in wardrobe.

Bedroom Four 9'6" x 9'0" (2.90m x 2.76m)

The fourth bedroom is accessed through the bathroom and is a double bedroom front facing with carpet and radiator.

Bathroom 9'4" x 8'11" (2.85m x 2.74m)

A cast iron bath and matching wc, sink encased in a vanity unit, part tiled walls, airing cupboard housing the combi boiler, wall mounted storage cupboard, carpet and radiator and access into the fourth bedroom.

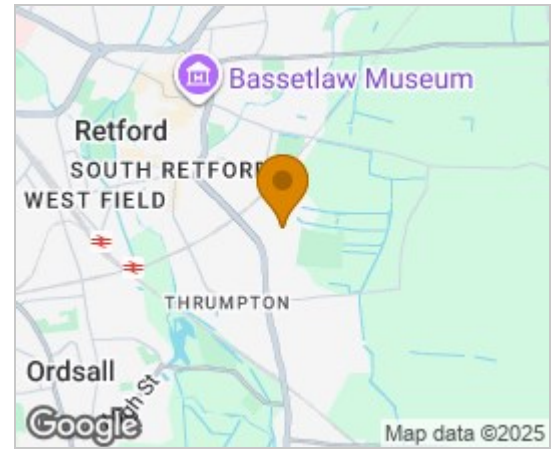
Outside

To the rear there is a generous enclosed rear garden separated into two halves with a central concrete path, established shrubs, bushes and dual lawn area leading to storage sheds to either side and secure gate with access to the front double gated driveway and pedestrian gate allowing for several cars and the benefit of a car port.

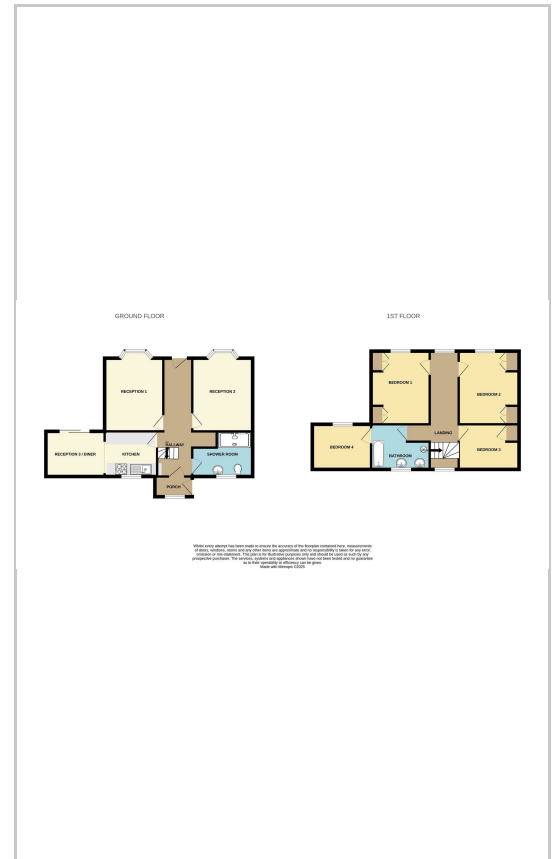
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. 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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

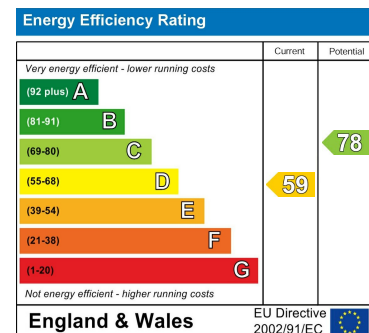
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.