



## Station Road

, Retford, DN22 7DE

Offers over £210,000



This newly renovated four double bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a spacious layout, providing ample room for comfortable living. Each of the four bedrooms is well-proportioned, offering a peaceful retreat for rest and relaxation.

This four-bedroom house on Station Road is a fantastic opportunity for anyone seeking a comfortable and spacious home in Retford. With its prime location for the railway station is ideal for the City workers, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and envision the lifestyle it can offer.



### Description

Inside the property features a welcoming living space over four floors that is perfect for a growing family or individual rooms as a HMO. The kitchen is bespoke designed with the potential for personal touches, this house offers a blank canvas for those looking to create their dream home.

### Hallway

Entering the property through the upvc door into the carpeted hallway with its original features of a property of this period, with high ceilings and archway.

### Lounge 14'2" x 10'5" (4.33m x 3.20m )

A front facing room with new carpet, bay upvc front window, radiator with a TRV and the electric meter hidden in a cupboard.

### Dining Room 14'2" x 13'1" (4.32m x 3.99m )

Leading through into the dining room which is rear facing with carpet and radiator and access to the shower room.

### Shower Room 6'9" x 4'7" (2.06m x 1.41m)

Located on the ground floor the shower room comprises of a double walk in shower cubicle with a glass sliding door, gravity fed shower, vinyl wood effect flooring, aqua board walls, wc and hand basin.

### Kitchen / Diner 14'0" x 13'1" (4.29m x 4.00m )

Leading down stairs to the basement level the generous size kitchen with a bespoke hand made solid wood kitchen is located with worktop, Belfast sink, new oven and hob with extractor above, tiled floor and access to a large storage cellar ideal for making an utility room.

### Multi Functional Room

This great additional space can be what ever your imagination allows it to be, office, home work room, laundry room, games room..... With carpet, obscure window and radiator.

### Master Bedroom 14'3" x 12'1" (4.36m x 3.69m )

Situated on the first floor there is the master bedroom front facing with carpet and radiator.

### Bedroom Two 14'2" x 9'8" (4.32m x 2.97m )

Situated on the first floor there is another double bedroom front facing with carpet and radiator.

### Bedroom Three 14'2" x 8'5" (4.32m x 2.58m )

Located on the 2nd floor there is a double bedroom front facing with a dorma style ceiling, carpet and new modern electric fan assisted room heater.

### Bedroom Four 13'0" x 12'1" (3.98m x 3.69m )

The fourth bedroom is a double room rear facing with a dorma style ceiling, carpet and new modern electric fan assisted room heater.

### Outside

To the rear is a low maintenance gravel yard typical of a terraced property.

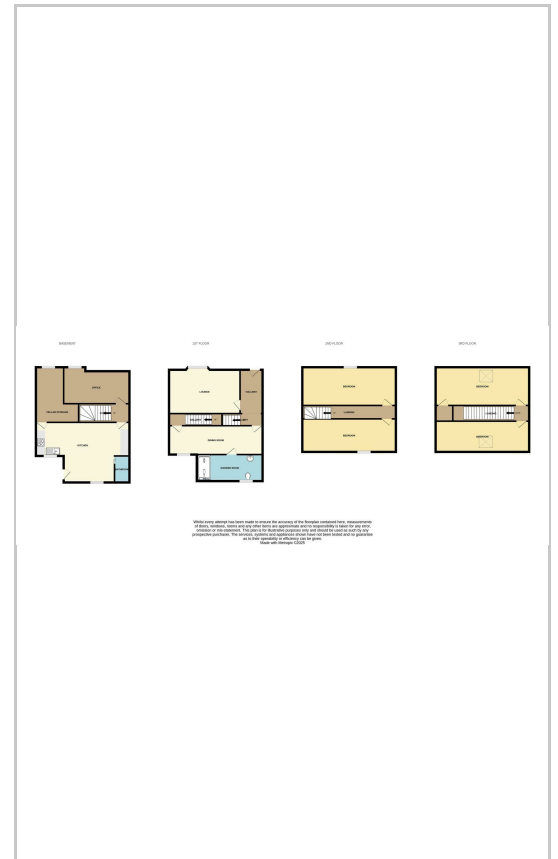
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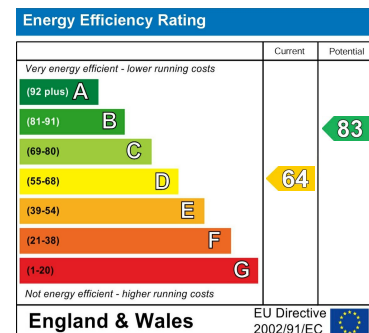
## Area Map



## Floor Plans



## Energy Efficiency Graph



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