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White Park Place, Retford, DN22 7ZB
Asking Price £242,000

IMMACULATE 3 BEDROOM DETACHED HOUSE / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / DUAL ASPECT LOUNGE / MODERN DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES / UTILITY ROOM / GROUND FLOOR WC / 3 BEDROOMS / MAIN BEDROOM WITH EN-SUITE SHOWER ROOM / LARGE BRICK BUILT GARAGE / LANDSCAPED REAR GARDEN / VIEWING A MUST //

Finished with an immaculate interior, and an equally well presented exterior, this house need to be viewed. Ready to move into with modern fittings throughout, it is perfect for a busy family. It has a gas central heating system, pvc double glazing and comprises: Entrance Hall, a beautiful dual aspect lounge with garden doors, a modern dining kitchen, a separate utility room and a ground floor WC. First floor landing, three bedrooms, the main bedroom has an en-suite shower room plus there is a lovely modern house bathroom. Outside the property offers ample off-road parking, a large detached brick garage, as well as a pristine landscaped garden with a porcelain tiled patio. Very popular development with good access to amenities, including shops, schools and major road networks.

ACCOMMODATION
A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This is all smartly presented and sets the theme for the remainder of the property. It has a modern timber effect vinyl floor covering, a central heating radiator, a staircase to the first floor accommodation and a central ceiling light.

DUAL ASPECT LOUNGE
18'5" x 10'1" (5.61m x 3.07m)
A lovely bright reception room. It has a pvc double glazed window to the front and a further pvc double glazed double opening doors into the rear garden, inset spotlighting to the ceiling and two central heating radiators.

OPEN PLAN DINING KITCHEN
18'4" x 9'6" (5.59m x 2.90m)
All smartly finished with a range of modern high and low level units finished with a roll edge work surface. There is a four ring gas hob including wok burner, with an extractor fan above and matching stainless steel splashbacks. There is an integrated oven, a single drainer 1½ bowl of stainless steel sink unit with a mixer tap and an integrated fridge freezer. A peninsula style work surface provides a room divide and opens into the dining area where there is a further pvc double glazed window which gives an outlook to the front. There is a central heating radiator, ceiling light fitment, a tall inbuilt corner cupboard, a central heating radiator and a door to utility room.

UTILITY ROOM
This is fitted with a coordinating cabinet and work surface, plumbing for an automatic washing machine and space for a tumble dryer. There is a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems, an extractor fan, a central ceiling light and a double glazed exterior door.

GROUND FLOOR WC
This is fitted with a modern white two-piece suite comprising of a low flush wc, wash hand basin, a central ceiling light and an extractor fan.

FIRST FLOOR LANDING
A pvc double glazed window gives an outlook over the property's rear garden. There is a central heating radiator, inset spotlighting to the ceiling and an access point into loft space and a tall built-in cupboard.

BEDROOM 1
18'6" x 10'4" (5.64m x 3.15m)
A lovely double bedroom, it has two pvc double glazed windows to the front and rear elevations, two central heating radiators, a central ceiling pendant light fitment and inset spotlighting.

EN-SUITE SHOWER ROOM
This is fitted with a modern white suite that comprises of a shower enclosure, a pedestal wash hand basin and a low flush wc. There is a pvc double glazed window, a central heating radiator, vinyl flooring, inset spotlighting to the ceiling and an extractor fan.

BEDROOM 2
10'7" x 9'2" (3.23m x 2.79m)
A good sized second double bedroom, it has a pvc double glazed window to the front, a central heating radiator, and a central ceiling light.

BEDROOM 3
9'2" x 7'6" (2.79m x 2.29m)
A comfortable sized third bedroom. It has a range of fitted wardrobes spanning the length of one all, concealing hanging and storage, a central heating radiator, pvc double glazed window and a ceiling light.

HOUSE BATHROOM
All smartly fitted with a modern white suite that comprises of a panelled bath, a wash hand basin and a low flush wc. There is a vinyl floor covering, a pvc double glazed window, inset spot lighting to the ceiling, an extractor fan, a central heating radiator and a fitted blind.

OUTSIDE
Outside to the front of the property there is a beautifully landscaped garden with a porcelain tiled pathway.

A long side driveway provides ample car standing and in turn leads to a detached brick garage with an up and over door with power and light laid on.

REAR GARDEN
The rear garden itself is all nicely enclosed. It is mainly lawned with a porcelain paved patio and sitting area which extends across the rear and side

elevations, plus decorative raised planters stocked with a variety of shrubs and plants and has external courtesy lighting.

AGENTS NOTES:
TENURE - LEASEHOLD Terms of lease 999 years from 2016. Ground Rent £ tbc.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. As built in 2016.

HEATING - Gas radiator central heating. As built in 2016

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property,

prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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