



William Gardens, Retford DN22 6UJ

welcome to

William Gardens, Retford

This is a MODERN BUILD three bedroom semi-detached home, completed in 2023 and offered with a NHBC Guarantee until 2033. Positioned on the attractive Treswell Gardens development in a well regarded and served area to the fringes of Retford town.



Entrance Hall

Central heating radiator and double glazed front door.

Cloakroom

Fitted with wc, wash hand basin, central heating radiator and double glazed window to the front.

Lounge

10' 5" plus recess x 16' 4" (3.17m plus recess x 4.98m)
Central heating radiator, double glazed window and double glazed patio doors.

Dining Kitchen

15' 8" x 9' 2" (4.78m x 2.79m)
Fitted with a range of modern wall and base units, complementary work surfaces and stainless steel sink and drainer. Integrated Bosch appliances including electric oven and gas hob with extractor above, fridge freezer and dish washer. Central heating radiator and double glazed window to the front.

Landing

Stairs leading to the landing with central heating radiator and loft access.

Bedroom One

14' 7" into recess x 9' max (4.45m into recess x 2.74m max)
Central heating radiator, TV point and double glazed window to the rear.

En Suite

Fitted with w.c., wash hand basin with tiled splash back and shower cubicle. Extractor fan and central heating radiator.

Bedroom Two

9' 1" into recess x 13' 5" into recess (2.77m into recess x 4.09m into recess)
Central heating radiator and double glazed window to the front.

Bedroom Three

6' 11" x 10' 4" into recess (2.11m x 3.15m into recess)
Central heating radiator and double glazed window to the rear.

Bathroom

Fitted with wc, wash hand basin and bath with glass screen and shower above. Splash back tiling, central heating radiator and double glazed window to the front.

Exterior

To the front is a small shaped lawn area and a tarmac driveway. A gate leads to the rear garden. To the rear is a good sized lawned garden with a paved patio. The garden is enclosed by fence and gated.

Shed

5' 11" x 7' 10" (1.80m x 2.39m)

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

William Gardens, Retford

- OFFERED WITH NO UPWARD CHAIN
- Modern build three bedroom semi-detached home
- Master bedroom with en-suite
- Front and rear gardens, driveway
- NHBC Guarantee until 2033

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD110180 - 0013

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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