



**Rose Bowl Gardens, RETFORD DN22 7WA**

**welcome to**

**Rose Bowl Gardens, RETFORD**

Beautifully presented throughout this four bedroom detached property arranged over three levels with lovely dining kitchen opening out onto the garden, master bedroom with en suite, single garage and enclosed rear gardens. Situated in part of a popular residential development near amenities.



### **Entrance Hall**

Under stairs storage, complementary flooring, central heating radiator and composite door.

### **Dining Room**

12' 8" x 8' ( 3.86m x 2.44m )

Modern decor, central heating radiator and double glazed window.

### **Cloakroom**

Fitted with wc, wash hand basin and central heating radiator.

### **Dining Kitchen**

20' 11" x 11' 3" max ( 6.38m x 3.43m max )

Fitted with gloss cappuccino wall and base units, complementary work surfaces and sink and drainer unit. Integrated appliances including electric oven, electric hob, dish washer and fridge freezer. Complementary flooring, central heating radiator, double glazed window and double glazed bi fold doors.

### **First Floor**

#### **First Floor Landing**

20' 11" x 12' 8" ( 6.38m x 3.86m )

Stairs leading to the first floor landing with three large double glazed windows and two central heating radiators.

### **Bedroom Three**

11' 5" x 10' 9" ( 3.48m x 3.28m )

Modern decor, central heating radiator and double glazed window.

### **Bedroom Four**

11' 5" x 9' 3" ( 3.48m x 2.82m )

Modern decor, central heating radiator and double glazed window.

### **Bathroom**

7' 11" x 7' 5" ( 2.41m x 2.26m )

Fitted with three piece white suite with shower cubicle, complementary flooring, heated towel rail and double glazed window.

### **Second Floor**

#### **Second Landing**

Staircase leading to the second floor landing with central heating boiler in cupboard.

### **Master Bedroom**

18' 11" to wardrobe fronts x 16' 6" plus door recess ( 5.77m to wardrobe fronts x 5.03m plus door recess )

Modern decor, built in wardrobes, three central heating radiators, double glazed window and double glazed vellux style window. L shaped room with sloping ceilings and loft access.

### **En Suite**

Fitted with wc, wash hand basin, shower cubicle, heated towel rail and double glazed vellux style window.

### **Bedroom Two**

13' 3" x 8' 3" ( 4.04m x 2.51m )

Further double room with sloping ceilings, two vellux style double glazed windows and central heating radiator.

### **Front Garden**

Open planned lawned front area.

### **Rear Garden**

Lawned rear gardens with pebbles, plants and shrubs. Paved patio area and timber pergola all enclosed with wall and fencing.

### **Shed**

#### **Garage**

16' 7" x 8' 3" ( 5.05m x 2.51m )

Attached garage with power, light and up and over door.

### **Agents 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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## **Rose Bowl Gardens, RETFORD**

- Beautifully presented family four bedroom detached property
- Lovely spacious dining kitchen with bi folds opening out onto the garden
- Spacious master bedroom with en suite
- Single garage and enclosed rear garden
- Situated on a popular residential development

Tenure: Freehold EPC Rating: C

Council Tax Band: E

Awaiting Photograph

offers in the region of

**£315,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
RFD110298 - 0008

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