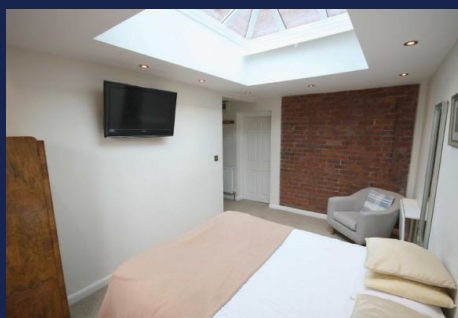


44 Ordsall Park Road, Retford

**FIVE STAR**  
P R O P E R T Y



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- Period Detached Home
- Private Mature Garden Plot
- 4 Double Beds & 2 Bathrooms

- Off Road Parking & Garage
- Very Popular Location
- EPC Rating: F

**FIVE STAR**  
P R O P E R T Y

Price £325,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

### Description

ECLECTIC & EXTENDED PERIOD FAMILY HOME - 4 BEDROOMS - 2 BATHROOMS - 2 RECEPTION ROOMS - STUNNING DINING KITCHEN - ENCLOSED & EXTENSIVE REAR GARDEN - OFF ROAD PARKING & GARAGE - SOUGHT AFTER LOCATION - CALL 01777 708700 TO VIEW.

### Entrance Porch

The entrance door leads into the entrance hall, with tiled flooring, radiator, front facing window and stairs leading to the first floor.

### Utility Area

With solid wood flooring, plumbing for a washing machine, space for a dryer, radiator and rear facing window.

### Cloakroom

Located off the utility room with WC, wash hand basin, tiled flooring, radiator and a double glazed Velux window.

### Lounge 12'11" max x 12'2" (3.94m max x 3.71m)

With a feature fire place with a wood burner inset, useful storage cupboard under the stairs, radiator, front facing window and a television point.

### Family Kitchen 26'8" x 12'1" max (8.13m x 3.68m max)

Bespoke solid wood fitted kitchen with soft shut draws and complimentary solid wood work surfaces over. With a ceramic one and a half bowl sink and drainer unit, half tiled and half solid wood flooring, reclaimed solid wood island, range cooker with a stainless steel cooker hood, space for a fridge freezer, pantry, spotlights, two radiators, French doors to the garden, two rear facing and one side facing windows.

### Dining Room 13'1" max x 13'0" max (3.99m max x 3.96m max)

With a feature fire place with stone hearth, wood surround and inset gas fire, solid wood flooring, accent wall lights, radiator, telephone and television point and window to the front.

### Bedroom Four 14'11" x 8'11" (4.55m x 2.72m)

Down stairs double bedroom with a skylight, side facing window, down lights, door to the garden, two radiators, and a central heating boiler that serves bedroom four and en suite only.

### En Suite

With a WC, shower cubicle, wash hand basin, heated ladder towel rail, spotlights and side facing window.

### First Floor Landing

Having a radiator and a double glazed window to the rear.

### Master Bedroom 12'10" max x 12'2" max (3.91m max x 3.71m max)

This double bedroom has built in wardrobes, radiator, access to the loft and a window to the rear.

### Bedroom Two 12'5" x 12'1" (3.78m x 3.68m)

Another double room with a window to the front, radiator and a built in storage cupboard.

### Bedroom Three 13'3" x 12'10" (4.04m x 3.91m)

This final double room has built in storage, radiator and a window to the front.

### Bathroom

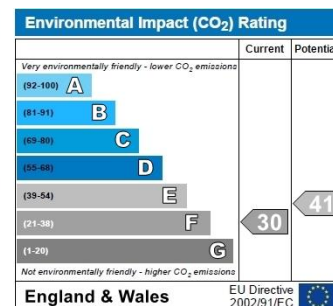
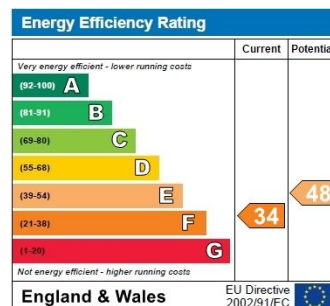
Fitted with a panel bath with mixer tap and shower attachment, fitted shower cubicle, low flush WC, wash hand basin, solid wood flooring, airing cupboard housing the boiler, partially tiled walls, rear facing window and a radiator.

### Gardens

Large enclosed tiered garden mainly laid to lawn with a concrete path and patio areas and a further gravelled seating area. The rear garden also has ample space for a shed or workshop

### Parking & Garage

The parking area is a block paved driveway leading to the detached double garage with two up and over garage doors



TOTAL AREA: APPROX. 155.1 SQ. METRES

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