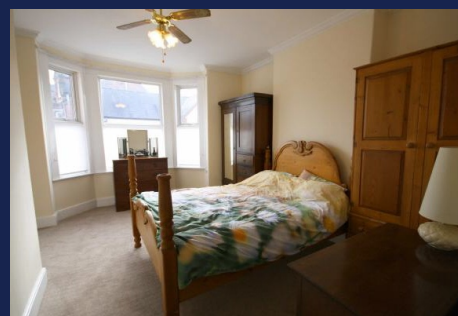


1 Holly Road, Retford

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



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- Period Semi Detached
- 5 Bedrooms, 2 Bathrooms
- Lounge & Dining Kitchen

- Garden & Driveway
- Close To Amenities
- EPC Rating: E

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

Price £200,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

## Description

This well appointed period semi detached family home is located within a sought after residential area, giving good access to the market town of Retford and all local amenities. The property has accommodation set across 4 floors, which includes 5 bedrooms, 2 bathrooms, lounge, dining kitchen, conservatory & cellar. Outside the property has a driveway and garden. Sold with no upward chain, call Five Star Property to view 01777 708700.

## Entrance Hall

The Upvc entrance door opens into the entrance hall, with tiled flooring and access into the lounge and the:

## Cloakroom

Comprising of a two piece suite which incorporates a low flush WC and wash hand basin, built in cupboard with water connections, tiled flooring and access point to the roof void.

## Lounge 16'6" into bay x 13'9" (5.03m into bay x 4.19m)

Having a front facing bay window, inset gas effect fire with ornate fire surround, picture rail, coving, stairs to the first floor accommodation, radiator and under stairs cupboard housing the electric meter.

## Family Kitchen 15'7" x 13'9" (4.75m x 4.19m)

This well appointed room offers a bespoke fitted kitchen, granite worktops over, tiled splash backs, Belfast sink, space for a range cooker and further appliances. Quarry tiled flooring, access to the cellar, and French doors opening into the:

## Conservatory 16'2" x 10'7" (4.93m x 3.23m)

With a Upvc frame set over a brick base, tiled flooring, French doors to the rear garden and a radiator.

## Cellar

Having access from the kitchen, with good head height, lighting and the gas meter.

## First Floor Landing

Giving access to the first floor accommodation, staircase leading to the second floor accommodation and a useful under stairs storage.

## Master Bedroom 16'6" x 13'8" narrowing to 10'8" (5.03m x 4.17m narrowing to 3.25m)

With a front facing bay window, radiator, coving and access into the:

## En Suite 13'1" x 4'9" (3.99m x 1.45m)

Comprising of a three piece suite which incorporates a roll top bath, pedestal wash hand basin, high level WC, tiled flooring, dado rail, front facing window and a radiator.

## Bedroom Five 11'4" x 6'9" (3.45m x 2.06m)

Having a rear facing window, radiator, shelving and a desk.

## Family Bathroom 9'3" x 6'7" (2.82m x 2.01m)

Comprising of a three piece suite with a roll top bath, low flush WC, pedestal wash hand basin built in cupboard housing the gas fired combination boiler, fitted December 2016, wood panelling, towel radiator, tiled flooring and part tiled walls and a rear facing window.

## Second Floor Landing

Giving access to the three further bedrooms.

## Bedroom Two 13'9" x 11'9" into eaves (4.19m x 3.58m into eaves)

Having exposed beams, rear facing skylight and a radiator.

## Bedroom Three 13'10" x 9'1" into eaves (4.22m x 2.77m into eaves)

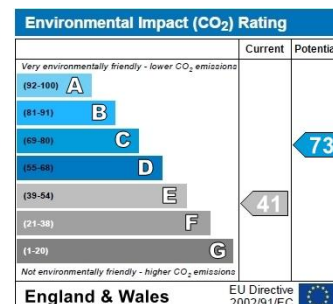
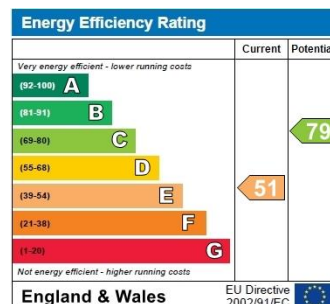
With a front facing window and a radiator.

## Bedroom Four 11'2" x 8'7" (3.40m x 2.62m)

Having a front facing skylight and a radiator.

## Outside

To the front is an enclosed area leading to the front entrance door, driveway to the side and a gate leading through to the rear garden. The rear garden is mainly laid to lawn and enclosed to the perimeter.



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