

1 Trinity Road, Retford

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



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- 3 Bed Semi Detached
- Integral Garage & Parking
- Enclosed Garden With Patio

- Close To Amenities & Services
- Popular Area, Well Presented
- EPC Rating: TBC

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

**Price £150,000**  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

### Description

SEMI DETACHED PROPERTY - CLOSE TO AMENITIES - 3 BEDROOMS - KITCHEN - LOUNGE/ DINER - INTEGRAL GARAGE - ENCLOSED REAR GARDEN WITH PATIO - BLOCK PAVED DRIVEWAY - DOUBLE GLAZING & GAS FIRED COMBINATION BOILER - POPULAR RESIDENTIAL AREA - VIEWING ESSENTIAL - CALL 01777 708700 FIVE STAR PROPERTY.

### Entrance

A UPVC entrance door with glazed leaded window opens into the:

### Kitchen 13'2" x 9'9" (4.01m x 2.97m)

Having a range of fitted wall and base units with complementary worktops and tiled splash backs over, integral dishwasher, space and plumbing for a range of further appliances including a range cooker with extractor hood over, American fridge freezer and washing machine. Tiled flooring, front facing window, radiator and door leading into the:

### Inner Hallway

With stairs rising to the first floor accommodation, useful built in storage cupboard, radiator and door into the integral garage and:

### Lounge & Dining Area 20'3" x 9'6" by 5'9" x 8'3" (6.17m x 2.90m by 1.75m x 2.51m)

Having French doors into the rear garden, rear facing window, wall mounted gas fire and two radiators.

### First Floor Landing

With access to the first floor accommodation and loft access point, the loft is boarded and has power and lighting.

### Master Bedroom 11'8" min x 10'4" (3.56m min x 3.15m)

Having a range of fitted wardrobes, built in cupboard, radiator, rear and side facing window.

### Bedroom Two 13'9" x 8'2" (4.19m x 2.49m)

With a window to the rear, two useful built in storage cupboards, one housing the gas fired central heating boiler fitted (2016) and a radiator.

### Bedroom Three 9'2" min x 7'3" (2.79m min x 2.21m)

Having a window to the side, useful storage cupboard and a radiator.

### Bathroom 7'7" x 5'9" (2.31m x 1.75m)

Comprising of a three piece suite incorporating a panel bath with shower over, pedestal wash hand basin, low flush WC, fully tiled walls, side facing window and a radiator.

### Integral Garage 18'5" x 11'2" (5.61m x 3.40m)

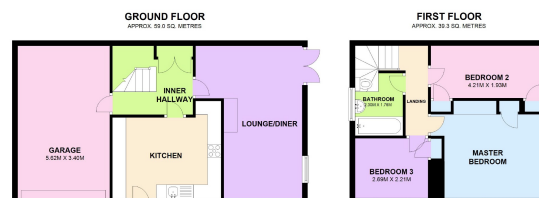
A fantastic space with a roller door to the front, power, lighting and a workbench.

### Gardens

To the rear the property has an extensive patio area, lawn, space for a garden shed, external power and lighting, water supply and outside tap and enclosed to the perimeter. To the side and front are two useful outbuildings with power connected.

### Parking

The property has ample off road parking supplied via a block paved driveway. There is a further parking/storage area to the side of the garage that may additional parking or caravan storage.



TOTAL AREA: APPROX. 98.4 SQ. METRES

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