

79 Waterfields, Retford

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



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- 4 Bedrooms & 2 Bathrooms
- Kit/Diner, Lounge & Utility
- River View, Private Garden

- Parking & Close To Amenities
- Well Presented Throughout
- EPC Rating: C

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

Price £170,000

[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

### Description

RIVERSIDE LOCATION & VIEW- CLOSE TO AMENITIES - 4 BEDROOMS - LOUNGE - DINING KITCHEN - 2 BATHROOMS - UTILITY ROOM - PRIVATE GARDEN - TWO PARKING SPACES - RIVER FRONTAGE - NO UPWARD CHAIN - VIEWING ESSENTIAL - CALL FIVE STAR PROPERTY TO VIEW - 01777 708700.

### Entrance Hall

The composite door opens into the entrance hall, with stairs rising to the first floor accommodation, radiator, useful storage cupboards and under stairs storage area.

### Cloakroom

Comprising of a low flush WC, wash hand basin, tiled splash backs, radiator and extractor fan.

### Utility Room

Fitted with a range of wall and base units, worktop and tiled splash backs over, stainless steel sink and drainer, space and plumbing for a washing machine, central heating boiler, radiator and a window and door to the rear garden.

### Bedroom Three 10'11" x 8'9" (3.33m x 2.67m)

Having a window to the front, built in wardrobes and a radiator.

### Bedroom Four 11'10" x 9'2" (3.61m x 2.79m)

With a rear facing window and a radiator.

### First Floor Landing

Providing access to the first floor accommodation and stairs rising to the second floor accommodation.

### Kitchen 15'6" max 11'5" max (4.72m max x 3.48m max)

Fitted with a comprehensive range of wall and base units with a one and a half sink and drainer and complementary work surfaces and tiled splash backs over. Integrated electric oven, gas hob with extractor hood over and an integrated fridge and freezer. Two rear facing widows, down lights and a radiator.

### Lounge 16'2" max x 14'3" max (4.93m max x 4.34m max)

Having French doors with a Juliet balcony overlooking the River Idle, further windows to the front and a radiator.

### Second Floor Landing

With access to the second floor accommodation and a loft access point.

### Master Bedroom 14'0" max x 10'2" max (4.27m max x 3.10m max)

Having a front facing window and Velux window, built in wardrobes, radiator and access into the:

### En Suite

Comprising of a fitted with a shower cubicle with mains fed shower, low flush WC, wash hand basin. Splash back tiling, radiator, extractor fan and complementary flooring.

### Bedroom Two 10'0" plus recess x 9'5" (3.05m plus recess x 2.87m)

With a rear facing window and a radiator.

### Bathroom

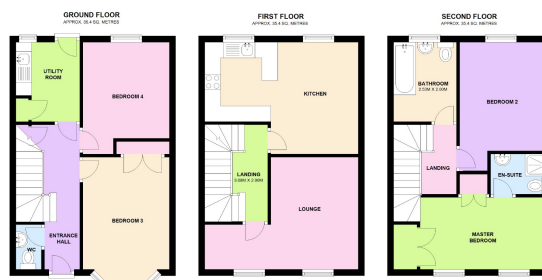
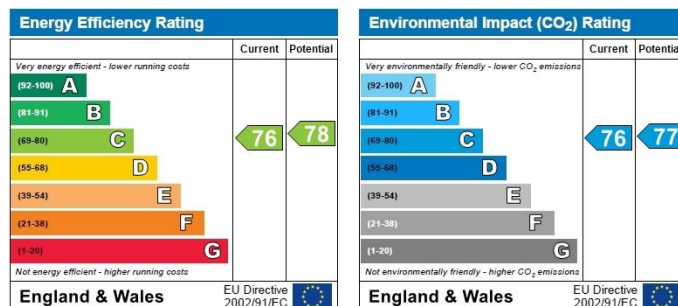
Comprising of a three piece suite including a bath with a shower mixer tap arrangement. Fully tiled to the splash back areas, rear facing Velux and a radiator.

### Garden

To the front of the property is a private garden with railings overlooking the River Idle, with a further garden to the other side of the pathway, that extends to the River itself and provides a unique feature. To the rear is a well maintained patio garden with a covered patio dining & entertaining area and space for a garden shed. The garden is enclosed by fencing and gated with access to the parking spaces.

### Parking

Two allocated parking spaces



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