



## 44 Southfall Close Ranskill

Retford, Nottinghamshire, DN22 8NE

£200,000





This is well proportioned four bedroom detached family home located at the head of the cul-de-sac of Southfall Close, which is situated in the popular, well-served village of Ranskill. Accommodation briefly consists of two reception rooms, a fitted kitchen, cloakroom, four bedrooms at first floor as well as a family bathroom. Externally, the property features a good sized garden to the rear and off road parking facilitated by a driveway and further attached single garage.

#### ENTRANCE HALL

14'0" x 4'11" (4.29 x 1.50)



Obscure glazed front entrance door, staircase to first floor, doors leading to sitting room and kitchen. Wall mounted thermostat controlling the central heating, coving to the ceiling, wall mounted air vent. An archway leads through to:

#### DINING ROOM

9'2" x 7'10" (2.80 x 2.41)



Double glazed bow window to front aspect, panel radiator, coving to the ceiling, good sized storage cupboard with shelving housing the wall mounted electric consumer unit.

#### SITTING ROOM

23'4" x 11'1" (7.12 x 3.39)



A good sized dual aspect reception room with double glazed bow window to front aspect and an aluminium double glazed sliding patio door to rear aspect. Two wall mounted air vents, fireplace with an electric coal effect fire within, coving to the ceiling, television point.

#### CLOAKROOM

5'5" x 2'7" (1.67 x 0.80)

Two piece suite consisting of low-level flush WC and wall mounted wash hand basin with chrome taps. The walls are tiled to full height, uPVC double glazed obscure window to left aspect.

#### KITCHEN

15'7" x 8'9" (4.76 x 2.69)



Fitted with a range of base and wall units consisting of cupboards and drawers underneath timber effect roll top work surfaces with tiled splashbacks. Appliances include a "Neff" electric oven with grill situated within a tall unit, "Neff" four ring hob with extractor hood above, display shelving, 1 1/4 bowl sink and drainer with mixer tap over. uPVC double glazed window to rear aspect, composite obscure glazed entrance door leading out to the rear. Space and plumbing for a washing machine and tumble dryer. Further glazed display units and shelving, wall mounted air vent. A cupboard houses the "Glow-worm" gas fired central heating boiler.



### 1ST FLOOR-LANDING

13'1" x 5'10" (4.0 x 1.78)



A good sized landing with uPVC double glazed window to left aspect. Doors leading to all first-floor accommodation. A hatch gives access to the main house roof space.

### MASTER BEDROOM

12'6" x 11'3" (3.83 x 3.44)



An excellent sized double bedroom with double glazed window to front aspect, wall mounted warm air vent.

### BEDROOM TWO

13'3" x 8'1" (4.04 x 2.48)



Double glazed window to front aspect, warm air vent.

### BEDROOM THREE

11'10" x 9'8" (3.63 x 2.96)



Upvc double glazed window to rear aspect, warm air vent.

### BEDROOM FOUR

8'11" x 7'9" (2.74 x 2.37)

Upvc double glazed window to rear aspect, warm air vent.

## **FAMILY BATHROOM**

8'11" x 8'0" (2.74 x 2.46)



Four piece suite consisting of a panel bath with chrome mixer tap and hand-held shower attachment, pedestal wash hand basin with chrome taps, low level flush WC with concealed cistern and a "Koralle" fully tiled shower enclosure with an electric "Bristan" shower within. The walls are tiled to full height. uPVC double obscure window to rear aspect, wall mounted shaver point, cylinder cupboard housing the hot water cylinder with slatted shelving within. wall mounted warm air vent.

## **GARAGE**

17'5" x 8'8" (5.31 x 2.66)

Accessed via a rear passenger door, steel up-and-over garage door to front aspect, power and light.

## **EXTERNALLY**



The property is accessed from Southfall Close via a concrete driveway which facilitates off road parking and leads to the attached garage. The front garden is low maintenance and is bordered by mature shrubs and plants. A pathway runs down the left side of the property, past the garage to the rear garden. The rear garden houses a greenhouse is mainly laid to lawn with further mature shrubs and a small patio area. The garden is enclosed behind hedging to rear aspect, post and panel fencing to right and left aspects. There is a further pathway leading down the right side of the property.

## **AGENTS NOTES**

This particular property is of timber frame construction.

## **COUNCIL TAX**

Band D

## **DISCLAIMER**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please

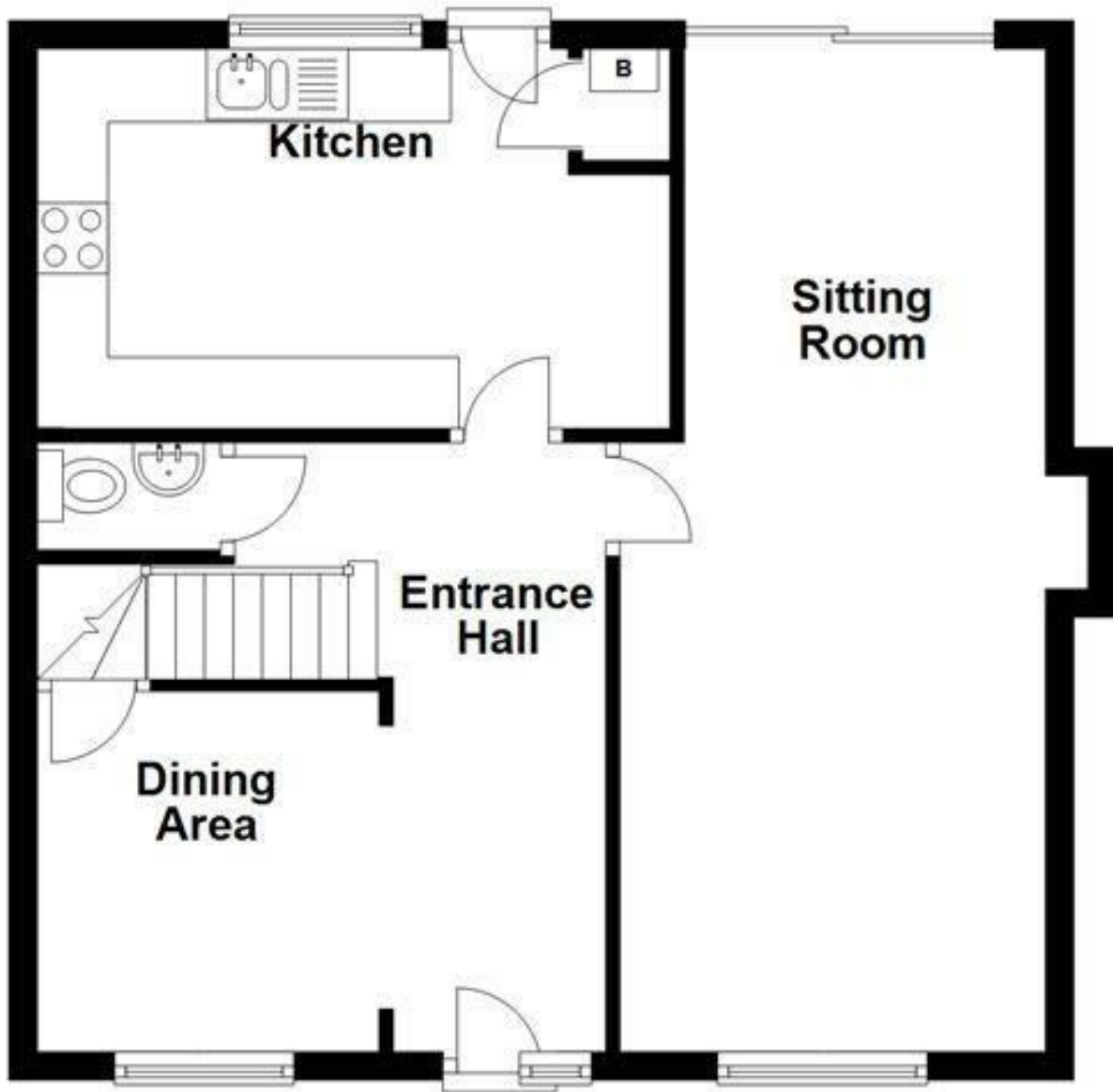
obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## **SERVICES**

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)

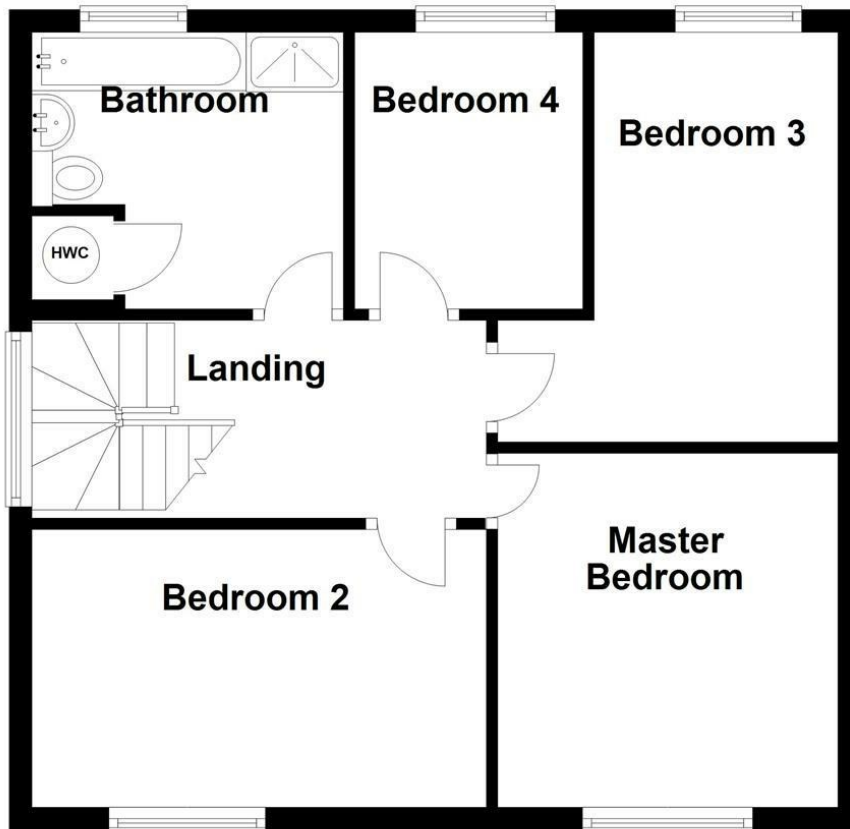


Total area: approx. 99.1 sq. metres (1066.5 sq. feet)



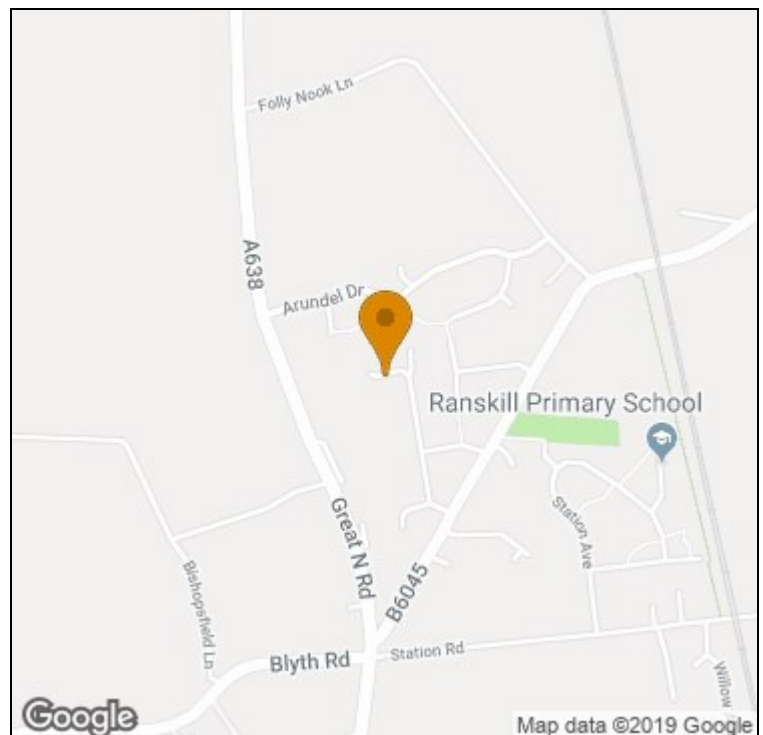
## First Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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