



Cobwell Road, Retford, DN22 7BW

Offers in Region of **£325,000**

A great opportunity to acquire a charming FIVE BEDROOM semi-detached Victorian residence. Sympathetically modernised under current ownership to retain ample original features, the recent renovations include a newly fitted kitchen with integrated appliances, two contemporary bathroom suites, new flooring to the entirety of the ground floor, brand new windows to the frontage, several additional window replacements, and many upgraded radiators. Showcasing a wealth of period features, the extensive ground floor living accommodation briefly comprises a porch, inviting entrance hall, characterful lounge, sitting room, open plan kitchen diner, utility room, handy storeroom, and a modern family bathroom. A unique, galleried landing gives access to a sizeable master bedroom, three further bedrooms, and a shower room, showcasing an oversized shower enclosure. To the second floor resides a recently converted fifth bedroom, enjoying WC facilities. In addition, a basement poses a further conversion opportunity, subject to the necessary planning consents. Outside sees a private laid to lawn rear garden, an easterly aspect patio area, and an abundance of well-established trees and planting. Situated in a popular residential area to the West of Retford, 34 Cobwell Road boasts close proximity to the market town's array of everyday amenities, recreational facilities, restaurants, and schools for all age groups, whilst benefitting from great accessibility to the A1. Retford Oaks Academy, having most recently achieved a good Ofsted rating, is just a brief walk away, as is Retford Train Station on the East Coast Main Line, offering a direct line to London King's Cross in less than 90 minutes at selected times.









- Charming FIVE BEDROOM Semi-Detached Victorian Residence
- Sympathetically Modernised Under Current Ownership to Retain Ample Original Features
- New Kitchen & Bathroom Suites
- THREE RECEPTION ROOMS
- Recently Converted Fifth Bedroom Enjoying WC Facilities
- Further Basement Conversion Opportunity- Subject to the Necessary Planning Consents
- Private Laid to Lawn Rear Garden & Easterly Aspect Patio Area
- Situated in a Popular Residential Area to the West of Retford
- Close Proximity to an Array of Everyday Amenities, Recreational Facilities, Restaurants, & Schools for All Age Groups
- Retford Train Station on the East Coast Main Line is Approximately 0.4 Miles Away, & Within Easy Reach on Foot

Council Tax band: B

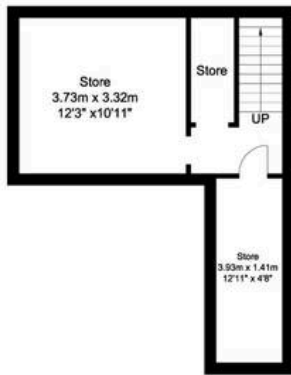
Tenure: Freehold

EPC Energy Efficiency Rating: D





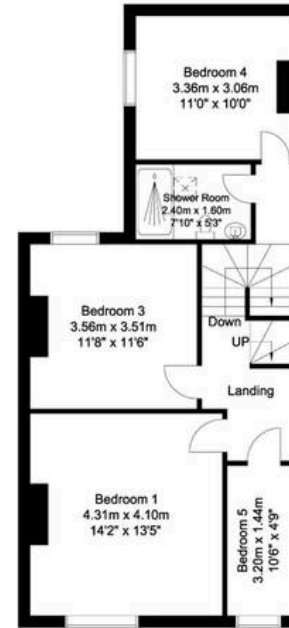
Basement
24 sq m/258.33 sq ft
Approx.



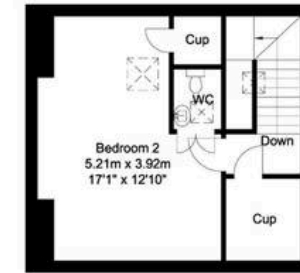
Ground Floor
83 sq m/893.40 sq ft
Approx.



First Floor
61 sq m/656.59 sq ft
Approx.



Second Floor
29 sq m/312.15 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ metrage if quoted on this plan..