

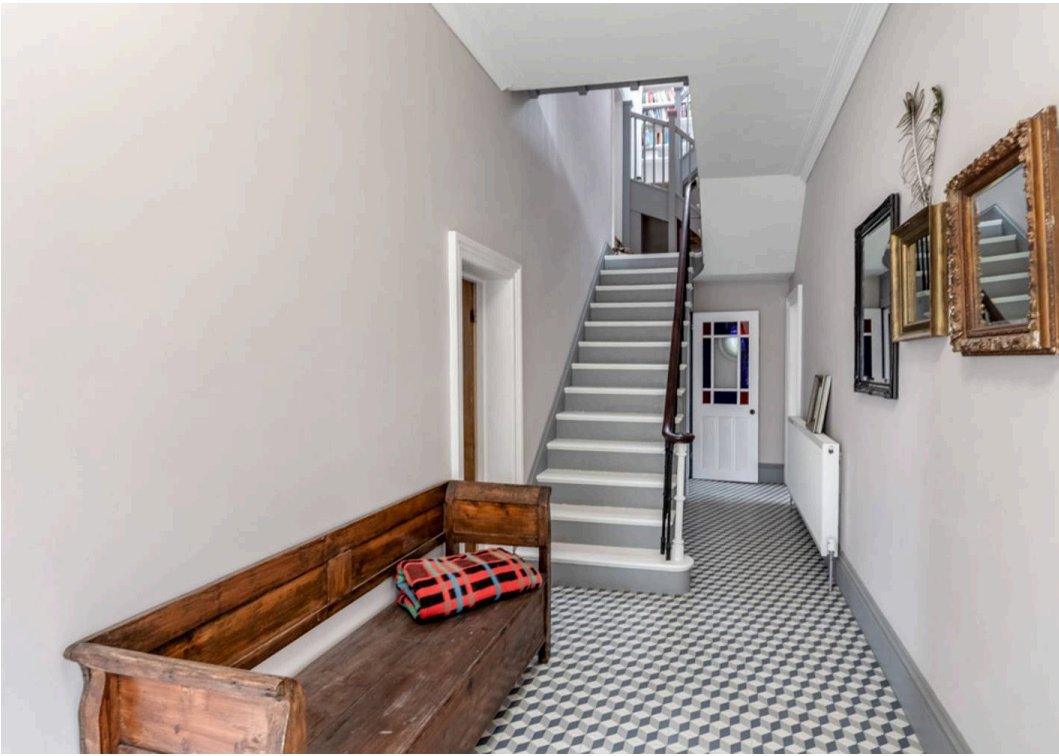


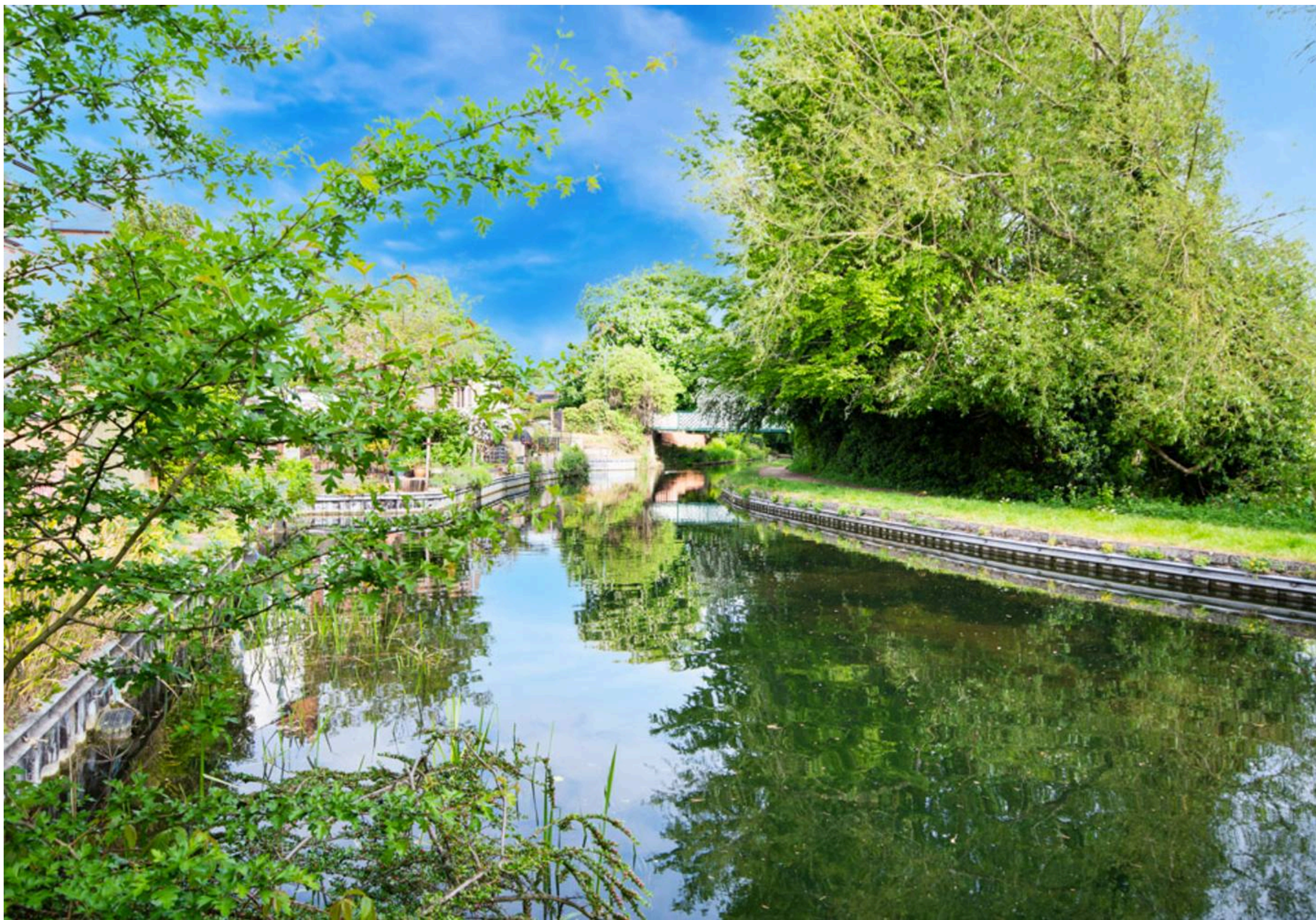
**Cobwell Road, Retford, DN22 7BN**

Offers in Region of **£525,000**

A wonderful opportunity to acquire a substantial FIVE BEDROOM Victorian villa, with exceptional views over Chesterfield Canal. Sympathetically upgraded to preserve plentiful original features, this charming family home has benefitted from an extensive improvements programme totalling over £130,000. These improvements have helped the property achieve an EPC rating of B, which is excellent for a period home. Now capturing an abundance of natural light due to the addition of further windows, and the installation of large, full-height picture windows to maximise the views over Chesterfield Canal, the ground floor living accommodation briefly comprises a porch, inviting entrance hall, lounge, ample family room, recently fitted breakfast kitchen, rear porch, utility room, music room, and a ground floor WC. A unique, galleried landing enjoying a little reading nook seamlessly flows into a reconfigured master suite, now boasting an en suite and walk-in wardrobe, three further bedrooms, and a family bathroom. To the second floor resides a further bedroom, and a hobby room. In addition, an expansive cellar poses a further conversion opportunity, subject to the necessary planning consents. Outside sees sizeable gardens with well-stocked flowerbed borders leading down to the water's edge, alongside a large, upgraded summerhouse, a private, gated driveway accommodating multiple large vehicles, and a detached double garage. Such space offers excellent potential for further outbuildings, or an annexe, subject to the necessary planning consents. Situated in a popular residential area to the West of Retford, 25 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.









- **\*\*NO UPWARD CHAIN\*\***
- Substantial FIVE BEDROOM Victorian Villa with Direct Access to Chesterfield Canal
- Benefitting from an Extensive Improvements Programme Totalling Over £130,000
- Ample Original Features to Include the Original Staircase & Balustrade, Original Doors, & Fireplace Surrounds
- THREE RECEPTION ROOMS
- Master Bedroom Enjoying En Suite Facilities, & Walk-In Wardrobe
- Private, Gated Driveway & Detached Double Garage Providing Ample Parking
- Sizeable Laid to Lawn Gardens with Well-Stocked Flowerbed Borders Leading Down to the Canal
- Close Proximity to Retford's Array of Everyday Amenities, Recreational Facilities, Restaurants, & Schools for All Age Groups
- Retford Train Station on the East Coast Main Line is Approximately 0.3 Miles Away, & Within Easy Reach on Foot

Council Tax band: C

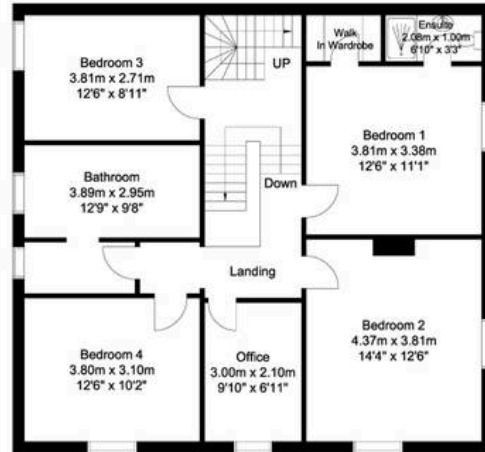
Tenure: Freehold

EPC Energy Efficiency Rating: B

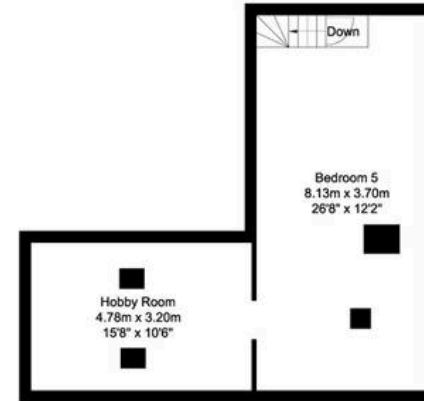




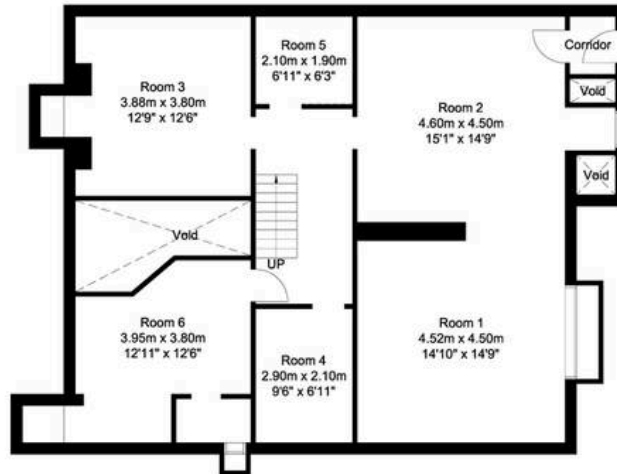
**First Floor**  
91 sq m/979.51 sq ft  
Approx.



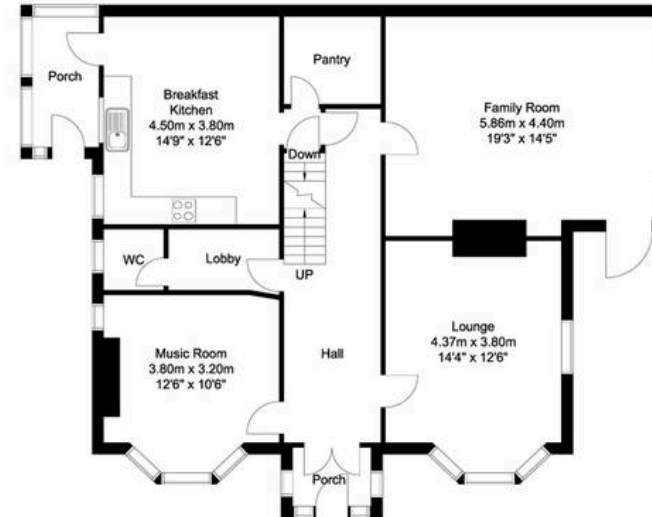
**Second Floor**  
45 sq m/484.37 sq ft  
Approx.



**Basement**  
96 sq m/1033.33 sq ft  
Approx.



**Ground Floor**  
109 sq m/1173.26 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/ meterage if quoted on this plan..