



3 HUNTER GROVE RET福德, DN22 8PU

£235,000
FREEHOLD

*****£3,000 TOWARDS YOUR MOVING AND SOLICITORS FEES ***** - Available with a sensible offer and payable upon successful completion.

A beautifully presented and stylish three-bedroom townhouse, ideally positioned in the sought-after village of Torworth. Modern throughout, the property offers a bright and contemporary living space, with a dining kitchen and a spacious lounge with impressive full-width bi-fold doors. Spanning almost the entire rear wall, the bi-fold doors provide a seamless transition between the living space and the beautifully designed enclosed rear garden, creating an impressive sense of continuity between the two. The garden is a particular feature of the property, offering a private and well-maintained outdoor space with a patio seating area, established planting and fruit trees. Further benefits include a modern family bathroom, bespoke built-in wardrobes to the master bedroom, two further bedrooms. Externally there are two allocated parking spaces, one with an EV charging point.

Ideally positioned for commuting via the A1 and Retford's direct rail links to London, this is a fantastic opportunity for first-time buyers, professionals, downsizers or investors seeking a high-quality

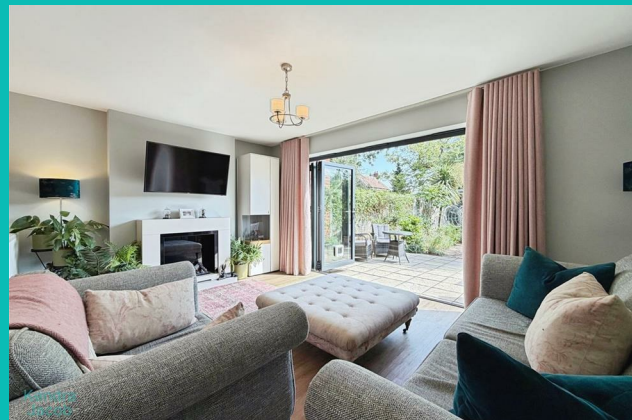
**Kendra
Jacob**

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3 HUNTER GROVE

- Beautifully presented three-bedroom townhouse
- Sought-after village location in Torworth
- Stylish and contemporary throughout
- Shaker style dining kitchen
- Spacious lounge with impressive full-width bi-fold doors
- Seamless connection between the living space and rear garden
- Two allocated parking spaces, including an EV charging point
- Still within the original 10-year new build warranty



Dining Kitchen

The property is entered into the dining kitchen, with stairs rising to the first floor and access through to the spacious living room.

A stylish and contemporary dining kitchen fitted with a range of shaker style wall and base units and benefits from a range of integrated appliances including a fridge freezer and dishwasher, together with space and plumbing for a washing machine. There is ample room for a dining table and chairs, creating a sociable and practical space for everyday living.

Lounge

A spacious and inviting reception room positioned to the rear of the property. The impressive full-width bi-fold doors span almost the entire rear wall, allowing plenty of natural light into the room and creating a seamless connection with the enclosed rear garden. The generous proportions provide an ideal space for both relaxing and entertaining.

WC

Downstairs WC for added convenience and practicality.

First Floor Landing

A spacious central landing providing access to all three bedrooms and the family bathroom, finished with stylish oak internal doors throughout, adding warmth and character to the contemporary accommodation.

Master Bedroom

A generous front facing master bedroom, The room benefits from bespoke built-in wardrobes, providing excellent storage and a stylish fitted finish.

Bedroom Two

A well-proportioned rear facing second bedroom offering ample space for a double bed and additional bedroom furniture.

Bedroom Three

A versatile third bedroom, ideal as a child's bedroom, home office, dressing room or occasional guest bedroom.

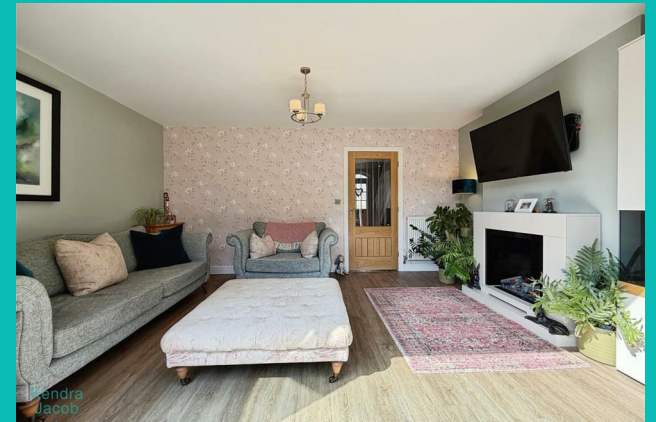
Family Bathroom

A modern and well-appointed family bathroom fitted with a bath and overhead shower, WC and wash hand basin. The room features contemporary partially tiled walls, complemented by a chrome heated towel rail radiator and modern fixtures and fittings and storage cupboard.

External

A particular highlight of the property, the enclosed rear garden is beautifully design and offers a private and well-maintained outdoor space. A patio seating area provides an ideal setting for outdoor dining and entertaining, while established planting and a selection of fruit trees add colour and character and shed at the rear of the garden. The property benefits from two allocated parking spaces, with one space fitted with an EV charging point.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band B

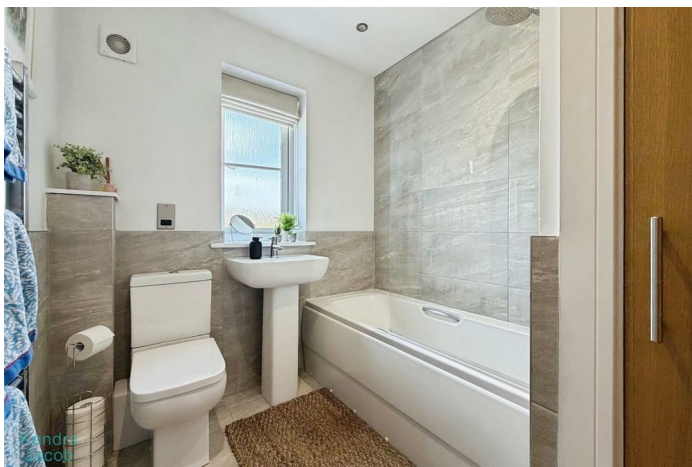
Viewings – By Appointment Only

Floor Area – 872.80 sq ft

Tenure – Freehold



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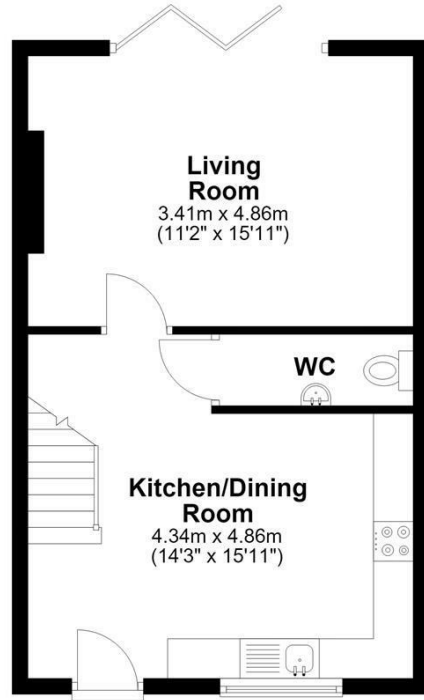
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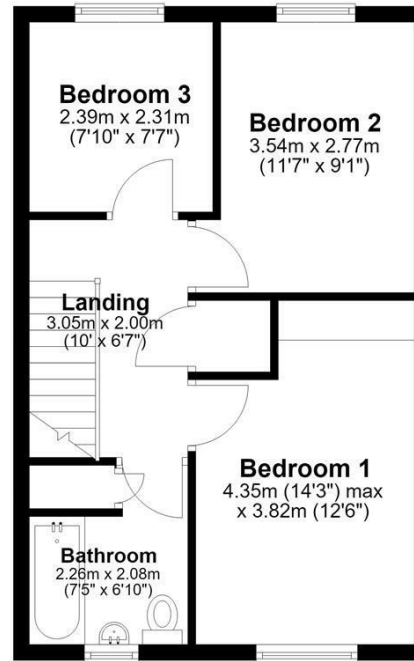
Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.4 sq. feet)



Total area: approx. 81.1 sq. metres (872.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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