



£245,000 Freehold

37 HAWFINCH MEADOWS | | RETFORD | DN22 7ZS

BuckleyBrown
ESTATE AGENTS

YOUR DREAM HOME AWAITS!...

This beautifully presented mid-terrace home in sought-after Retford blends character with modern living. With spacious interiors, a private rear garden, and convenient access to shops, schools, and excellent transport links, it's ideal for families, first-time buyers, or downsizers alike.

At the heart of the home is a generous open-plan kitchen, dining, and living space – a versatile room designed with both everyday living and entertaining in mind. The modern kitchen provides a stylish backdrop with a mixture of wall and base units and sleek work surfaces, while the living and dining areas are bathed in natural light from the front window and striking bi-fold doors to the garden. The seamless connection to the outdoor space makes it perfect for hosting friends, enjoying summer evenings, or giving children the freedom to play while still being within view. Despite its generous proportions, the room maintains a cosy and welcoming feel, making it the true hub of the home. A convenient downstairs WC completes the ground floor.

Upstairs, the master bedroom includes built-in wardrobes and a private ensuite with walk-in shower, vanity unit, and chrome heated towel rail. Two further bedrooms offer excellent flexibility – one a spacious double, the other well-suited to a single room, nursery, or home office. The family bathroom is stylishly appointed with a bath and shower over, vanity unit, and modern tiling.

Outside, the property benefits from a neat front garden with mature shrub providing privacy. To the rear, the garden is a real highlight – private and enclosed, featuring a patio seating area, lawn, and planted borders. It's an ideal space to relax, entertain, or allow children to play safely. In addition, the property benefits from a garage and convenient parking to both the front and side.

Situated in a sought-after location, this charming home is ready to move straight into and enjoy





Entrance Hallway

Allowing access to:

Open Plan - Kitchen, Living Room, Dining Area 23'5" x 20'8"

Stepping into the main living space, you are immediately struck by its impressive size and thoughtful layout. Despite offering three distinct zones – kitchen, dining, and living – the room retains a warm, welcoming, and homely feel.

The modern kitchen is stylishly designed with a range of wall and base units, complemented by sleek work surfaces. It includes a stainless steel sink with drainer and a host of integrated appliances: a five-ring gas hob inset into the worktop, a built-in oven, washing machine, dishwasher, and fridge freezer. A window to the rear elevation floods the space with natural light.

The living and dining areas are equally bright,

with light streaming through a front-facing window and bi-fold doors opening out to the rear garden. Laminate flooring runs seamlessly throughout the entire space, finished with a central heating radiator.

W.C.

Conveniently located on the ground floor, the downstairs WC is finished in a modern style with tiled flooring, a wash hand basin with tiled splashback, low-level WC, and central heating radiator.

Landing

Allowing access to:

Bedroom One 12'6" x 10'9"

The master bedroom is both spacious and practical, featuring built-in double wardrobes, carpeted flooring for comfort, a central heating radiator, and a rear-facing window. It also benefits from access to a private ensuite.



EnSuite 7'3" x 3'8"

The modern ensuite includes a built-in vanity unit with wash hand basin, a low-level WC, and a double walk-in shower cubicle with contemporary tiling. Tiled flooring, a chrome heated towel rail, and a rear-facing window complete the look.

Bedroom Two 12'0" x 9'3"

A generous second bedroom, filled with natural light from a front-facing window. Finished with carpeted flooring and a central heating radiator.

Bedroom Three 8'0" x 10'2"

A versatile third bedroom offering access to a useful storage cupboard, with carpeted flooring, a central heating radiator, and a window to the front elevation.

Bathroom 7'1" x 7'0"

The family bathroom is modern and well-appointed, comprising a built-in bath with shower over, glass screen, and stylish tiled

surround. It also features a vanity unit with wash hand basin, an inset low-level WC, chrome heated towel rail, and a rear-facing window.

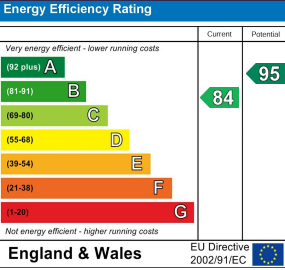
Outside

To the front of the property, a slabbed pathway leads to the entrance, accompanied by a neat garden area with a mature shrub providing privacy. Additional parking is also available to the front.

The rear garden offers an excellent degree of seclusion – a perfect spot to relax, let children play, or entertain guests. It features a slabbed patio seating area, a well-kept lawn, and planted borders, all enclosed by fencing. A pathway leads to the garage and driveway situated at the side of the adjoining property.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



37 HAWFINCH MEADOWS
RETFORD
DN22 7ZS



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.