



23 DENMAN CLOSE RETFORD

A four bedroom semi detached family home set on a corner plot in this small and popular cul-de-sac on the edge of Retford town centre. The property has been redecorated throughout and provides a modern kitchen/diner, separate lounge and bathroom. There is scope to extend, subject to planning and there is off road parking.

£220,000

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23 DENMAN CLOSE, RETFORD, DN22 7QG

LOCATION

Denman Close is on the northern fringes of Retford town centre with local amenities and convenience store on nearby Hallcroft Road. There is a co-op, Greggs and bus services available on North Road and schools for all age groups within comfortable walking distance. Retford town centre has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 is accessible as well as countryside walks via the Chesterfield Canal towpath.

DIRECTIONS

What3words///ranked.loving.rush

ACCOMMODATION

Part glazed composite door into

ENTRANCE HALL 9'0" x 7'3" (2.77m x 2.21m) with side aspect double glazed window. Dog legged turning staircase to first floor. Central heating programmer/timer. Telephone point.

LOUNGE 14'8" x 11'4" (4.52m x 3.48m) measured to front aspect double glazed bay window. Mahogany fire surround with marble hearth and coal effect electric fire. TV aerial lead.

KITCHEN DINING ROOM 20'9" x 13'4" (6.38m x 4.08m) maximum dimensions
Kitchen Area two double glazed windows overlooking the garden. A good range of base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Built in electric oven and four ring electric hob with stainless steel extractor canopy over. Working surfaces, part tiled walls and space and plumbing for washing machine.
Dining Area double glazed French doors leading into the garden. Under stairs storage cupboard. Part glazed door to rear lobby with additional part glazed door leading into the garden.

BATHROOM front aspect double glazed window. White panel enclosed bath with mixer tap/shower attachment. Pedestal hand basin, part tiled walls.

SEPARATE WC side aspect obscure double glazed window. White low level wc.

Dog legged turning staircase with double glazed window overlooking the garden to

FIRST FLOOR access to roof void. Built in boiler cupboard housing the Baxi wall mounted gas fired central heating boiler.

BEDROOM ONE 14'8" x 10'8" (4.52m x 3.28m) measured to front aspect double glazed bay window, built in storage cupboard.

BEDROOM TWO 11'9" x 10'7" (3.62m x 3.25m) rear aspect double glazed window with views to the garden, TV aerial lead, built in storage cupboard.

BEDROOM THREE 12'4" x 9'10" (3.79m x 3.04m) front aspect double glazed window. Built in storage cupboard.

BEDROOM FOUR 10'0" x 7'5" (3.05m x 2.28m) rear aspect double glazed window, TV aerial lead.

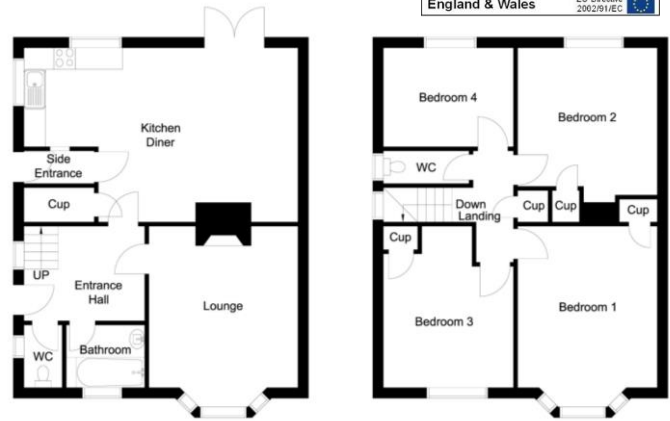
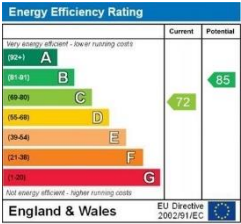
OUTSIDE

The property has been laid for low maintenance to the front with pebbled garden. Partially fenced to the side with off road parking for one vehicle. Wrought iron gate leading to the side of the property and in turn leading to the rear garden.

The rear garden is one of the main features of the property and is fenced and hedged to all sides. Paved patio, external water supply and brick built outbuilding which could provide space for utility room or subject to planning could be turned into a small home office.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band B. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property. Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm. Viewing: Please contact the Retford office on 01777 709112. Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. Your home may be repossessed if you do not keep up repayments on your mortgage. These particulars were prepared in December 2024.



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