



9 MARYFIELD CLOSE RETFORD

A recently redecorated and recarpeted four bedroom semi detached house in this small cul-de-sac close to local amenities. Benefits include a through lounge dining room, refitted kitchen, master bedroom suite with en suite shower and three additional bedrooms and bathroom. Integral garage, ample parking and low maintenance garden. No onward chain.

£220,000

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BROWN & CO

Property and Business Consultants

9 MARYFIELD CLOSE, RETFORD, DN22 7GJ

LOCATION

Maryfield Close is to the north of Retford town centre and has local amenities close by on Hallcroft Road such as post office and fish and chip shop as well as a co-op convenience store. There are schools for all age groups within comfortable distance as well as access to local dog walks via the Chesterfield Canal. Retford has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 and A57 are also within comfortable distance linking to the wider motorway network.

DIRECTIONS

What3words///tame.rising.foods

ACCOMMODATION

Part glazed door to

ENTRANCE HALL tiled floor, telephone point, stairs to first floor landing.

LOUNGE DINING ROOM 24’2” x 12’2” (7.36m x 3.73m)

Lounge area front aspect double glazed oriel bay window. Feature fireplace with coal effect electric fire with marble heath. TV lead, BT point and arch to

Dining area rear aspect double glazed sliding doors, laminate flooring.

KITCHEN 8’6” x 8’3” (2.61m x 2.53m) rear aspect double glazed window. Refitted recently with a good range of grey coloured base and wall mounted cupboard and drawer units. Ample working surfaces, single stainless steel sink drainer unit with mixer tap. Electric oven, four ring hob and extractor. Space and plumbing for washing machine. Laminate flooring, under stairs cupboard and door to garage.

FIRST FLOOR GALLERIED LANDING access to roof void.

BEDROOM ONE 18’0” x 8’7” (5.52m x 2.66m) front aspect double glazed window. Built-in wardrobes, TV point. Door to

EN SUITE SHOWER ROOM 8’7” x 5’5” (2.66m x 1.69m) obscure double glazed rear aspect window. Large walk-in shower cubicle with mains fed shower, pedestal hand basin with mixer tap, low level wc. Tiled walls and recessed lighting. Extractor.

BEDROOM TWO 9’8” x 8’7” (3.00m x 2.66m) front aspect double glazed window. Built-in wardrobes.

BEDROOM THREE 8’7” x 10’2” (2.66m x 3.12m) rear aspect double glazed window. Built-in wardrobes and additional storage cupboard.

BEDROOM FOUR 6’7” x 6’6” (2.03m x 2.00m) front aspect double glazed window. Over stairs cupboard.

FAMILY BATHROOM obscure double glazed window. Three piece white suite comprising P-shaped panel enclosed bath with electric shower over and glazed shower screen. Pedestal hand basin, low level wc. Chrome towel rail radiator and tiled walls.

OUTSIDE

The front has new fencing to front and side. Herringbone block paved driveway with space for 2-3 vehicles leading to small CARPORT. External lighting. INTEGRAL GARAGE 20’3” x 8’8” (6.19m x 2.69m) with electrically operated roller door with power and lighting. Door to garden and return door to kitchen. Access to

UTILITY ROOM/SECOND KITCHEN 9’0” x 8’2” (2.75m x 2.49m) side access double glazed window. Range of base and wall mounted cupboard and drawer units. Circular sink drainer unit with mixer tap. Ample working surfaces, wall mounted combination gas fired central heating boiler. Tiled flooring.

The rear garden is fenced to all sides with a full width paved patio, lighting and external water supply. Raised curved rectangular walls. Astro turfed lawn. Additional patio and pebbled area. Area of decking.

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 A.

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.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in February 2025.



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