



36 WEST FURLONG, RETFORD
£550,000

BROWN & CO

36 WEST FURLONG, RETFORD, DN22 7LN

DESCRIPTION

A substantially extended 1930's detached family home which has undergone a major refurbishment programme over the years including updated electrics and central heating system. The property provides underfloor heating to the dining kitchen area and there is great versatility with the ground floor extension providing potential annex, games room, therapy room or home office. The property has off road parking for several vehicles. There are some nice original features yet has modern contemporary additions to the house. The rear garden is of a good size and is a blank canvas. The master bedroom is a great feature being exceptionally large for this style of property and with en suite facilities. In addition to the open plan kitchen living space there is a separate snug, ground floor shower room and a boarded loft space that could, subject to planning, be converted into additional sleeping accommodation.

LOCATION

West Furlong is a favoured residential location on the edge of Retford town centre which is within comfortable walking distance. The hospital and pharmacy is within easy access as well as the Chesterfield Canal providing countryside walks and walks into the town centre. Schools are close by for all age groups and there is good accessibility to the A1 which leads to the wider motorway network. Retford town centre provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link which is approx. 1 mile away and takes about 1 hour 20 minutes. Nearby on Hallcroft Road are local amenities including shop/post office.

DIRECTIONS

what3words:///carbon.fall.dated

ACCOMMODATION

Part glazed composite door with arched glass above into

ENTRANCE PORCH with patterned tiled flooring and brick faced walls. Original half glazed door with stained glass leaded light inserts with matching fan lights and side windows into

GOOD SIZED ENTRANCE HALL period skirtings, contemporary old school radiator. Patterned tiled flooring. Oak and glass stairs to the first floor. Hive central heating control system.

LOUNGE 14'3" x 11'6" (4.35m x 3.52m) front aspect double glazed bow window. Laminate flooring, TV and telephone points. Bifold oak doors leading into



OPEN PLAN KITCHEN DINING LIVING 24'8" x 20'0" to 10'7" (7.56m x 6.13m to 3.52m)

Living/Dining Area fireplace with recessed log burner with tiled hearth and oak mantle above. Wall light points, laminate flooring. Bi-fold doors into the garden. Half vaulted ceiling with double glazed velux windows with recessed lighting. This part of the room has underfloor heating. TV aerial lead. Period skirtings.

Kitchen refitted in indigo blue with a good range and well appointed base and wall mounted soft close cupboard and drawers units. 1 ¼ sink drainer unit with mixer tap and integrated dishwasher below. Electric AEG electric oven and AEG grill/microwave combi above. Four ring induction hob with contemporary extractor above. Ample quartz working surfaces. Large island with additional storage and breakfast bar. Porcelain tiled flooring, part tiled walls, recessed lighting and double glazed window. Space for large American style fridge. Underfloor heating.



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BEDROOM FIVE/GAMES ROOM/HOME OFFICE 19'0" x 13'2" (5.83m x 4.03m) laminate flooring, front aspect double glazed window, underfloor heating, recessed lighting.



BOILER ROOM wall mounted gas fired central heating boiler, recessed lighting. Laminate flooring with underfloor heating.

SHOWER ROOM 7'9" x 4'9" (2.41m x 1.48m) full width tiled shower cubicle with glazed screen, mains fed shower with handheld attachment and additional raindrop shower head. White low level wc, wall mounted hand basin with mixer tap and tiled splashback. Ceramic tiled flooring, recessed lighting and extractor.

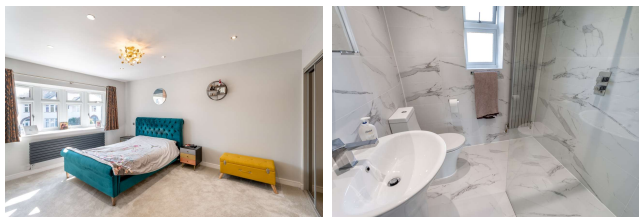
UTILITY ROOM 12'2" x 5'0" (3.72m x 1.54m) maximum dimensions. Rear aspect double glazed window. Half glazed stable door leading into the garden. Matching indigo blue base cupboards with quartz working surfaces. Space and plumbing for washing machine, space for one additional appliance. Period skirtings. Laminate flooring with underfloor heating, recessed lighting.

FIRST FLOOR

SPLIT LEVEL LANDING partly galleried oak and glass balustrading. Oak flooring, access to roof void, which is boarded, carpeted, light and with ladder.

MASTER BEDROOM SUITE 15'9" x 13'2" (4.83m x 4.01m) front aspect double glazed oriel bay window. Contemporary radiator, recessed lighting. Mirror sliding doors leading into **Walk-in**

wardrobe with hanging and shelving and rear aspect double glazed window.



EN SUITE SHOWER ROOM rear aspect obscure double glazed window. Large walk-in shower cubicle with mains fed shower, handheld attachment and raindrop shower head. Pedestal hand basin with mixer tap, low level wc. Ceramic tiled flooring and ceramic tiled walls, recessed lighting, extractor fan and chrome contemporary radiator.

BEDROOM TWO 14'5" x 11'6" (4.41m x 3.53m) front aspect double glazed bow window. Wall light points, TV point.



BEDROOM THREE 12'5" x 11'6" (3.81m x 3.53m) rear aspect double glazed window. TV point.

BEDROOM FOUR 7'6" x 6'8" (2.30m x 2.08m) front aspect double glazed window, TV and telephone points. USB sockets.

FAMILY BATHROOM obscure double glazed rear aspect window. Three piece suite comprising panel enclosed bath with black coloured mixer tap, electric shower and glazed screen over. White low level wc, rectangular wall mounted vanity unit with contemporary black mixer tap and soft close indigo blue drawers below. Tiled splashback, ceramic tiled flooring with matching skirtings. Part tiled walls, anthracite towel rail radiator. Recessed lighting and extractor. Wall mounted touch screen mirror.

OUTSIDE

The front has a dropped kerb giving access to the full width block paved herringbone style driveway with parking for several vehicles. Fenced to both sides. Pedestrian access leading to the rear garden.

The rear garden is a great feature of the property. Fenced to all sides. Paved patio with external lighting and water supply. Leylandii screening to the rear. To the rear of the plot is a small timber shed.

Agents Note:

Please note there is also existing planning consent for a detached single storey one bedroom annex to the rear of the plot. Further details are available from Bassetlaw District Council's website under application no. 24/01260/HSE.

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 C.

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 finalising 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.

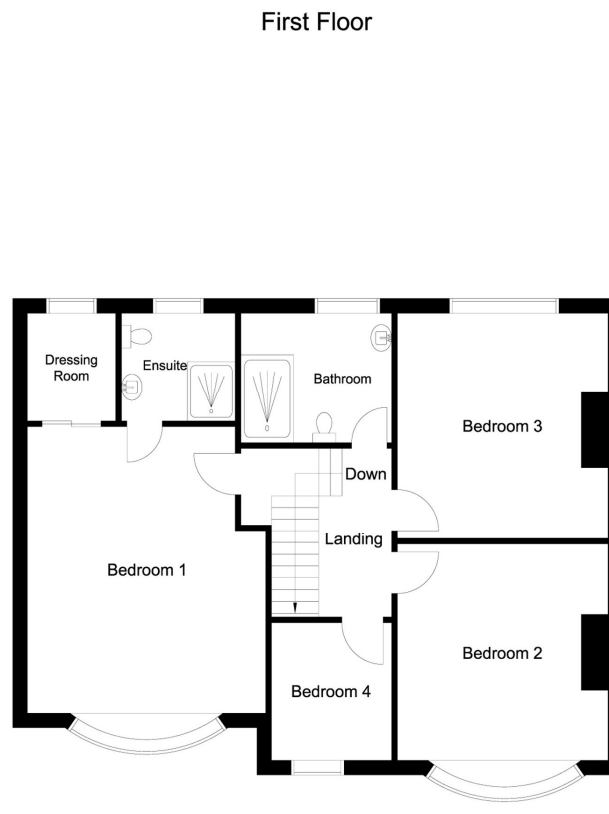
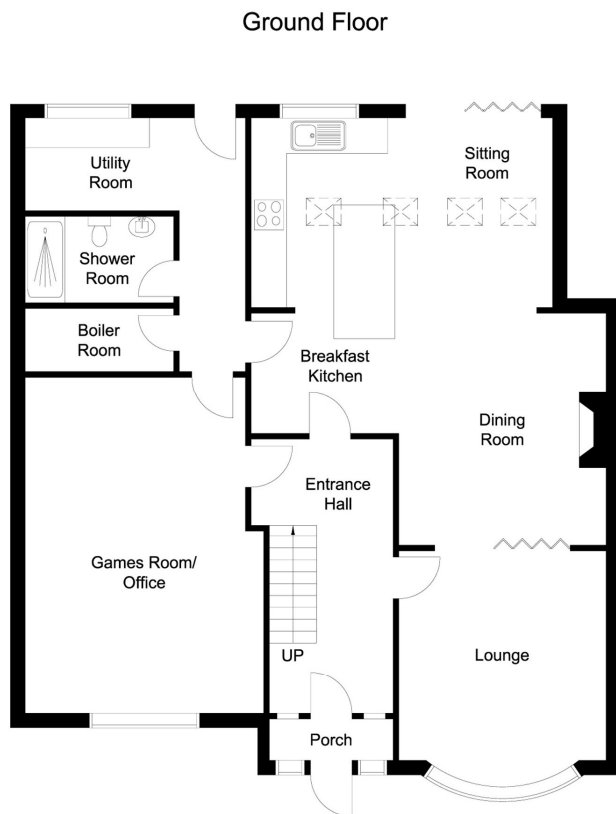
Viewing: Please contact the Retford office on 01777 709112.

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.

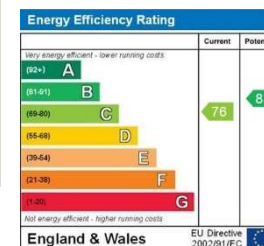
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in March 2025.

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