



7 BABWORTH CRESCENT, RETFORD  
FIXED PRICE £495,000

**BROWN & CO**

## 7 BABWORTH CRESCENT, RETFORD, NOTTINGHAMSHIRE DN22 7NL

### DESCRIPTION

An immaculately presented 1960's detached family home in this highly sought after cul de sac on the fringes of the town centre. The property has been extended to the side and rear and offers a bright dual aspect lounge/garden room, plus a separate dining room leading into the well appointed and modern kitchen refitted in 2018 which leads to a breakfast room (potential utility room). Oak doors and engineered oak flooring to some rooms.

This property encapsulates modern family living with four double bedrooms, with the master having en suite facilities. Externally the landscaped rear garden is an undoubted main feature of the house offering a good degree of privacy. There is an integral double garage and ample parking. Full fibre broadband.

### LOCATION

Babworth Crescent is on the outskirts of Retford town centre. There are schools for all age groups accessible, as well as local amenities nearby by on Hallcroft Road and North Rod. The Idle valley country park is easily accessible, as well as the town centre providing comprehensive shopping, leisure and recreational facilities. The town also provides a mainline railway station on the London to Edinburgh InterCity line. The A1 and A57 are also within comfortable distance.

### DIRECTIONS

What3words///relate.helped.bugs

### ACCOMMODATION

Enclosed uPVC entrance porch with obscure glazed windows with French doors and windows into

**ENTRANCE HALL 18'4" x 7'1" (5.60m x 2.17m)** engineered oak flooring, oak and glass staircase to the first floor, door to garage and doors to

**CLOAKROOM** side aspect obscure double glazed window, white low level WC, vanity unit with dove grey coloured cupboard below, additional floor to ceiling storage cupboard, laminate floor, tiled walls, chrome towel rail/radiator, uPVC clad ceiling.



**LOUNGE 17'9" x 15'5" (5.44m x 4.72m)** large front aspect double glazed picture window, polished wood fire surround with fitted electric fire on raised hearth, TV point and wall light points. This leads to



**GARDEN ROOM 15'5" x 10' (4.72m x 3.05m)** large rear aspect double glazed picture window with views to the garden and side aspect double glazed French doors, wall light points.

**DINING ROOM 13'9" x 13'5" (4.23m x 4.11m)** glass window into the hall, rear aspect double glazed square bay window with French doors into the garden, return door to hall.



**KITCHEN 11'10" x 10'8" (3.65m x 3.28m)** rear aspect double glazed window overlooking the rear garden. An extensive and well appointed fitted kitchen in matt pale grey with soft close base and wall mounted cupboard and drawer units, sink drainer unit with mixer tap, integrated dishwasher, electric hide and slide self-clean oven, combination microwave grill above, 4 ring hob with extractor above. Quartz working surfaces with matching upstands, additional storage cupboard, laminate flooring, contemporary strip light and contemporary upright radiator.



**BREAKFAST ROOM 11'2" x 8'2" (3.41m x 2.50m)** dual aspect double glazed windows to front and rear and side aspect part glazed uPVC

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door to the garden. A range of floor to ceiling fitted cupboards and space for large upright fridge/freezer.

From entrance hall, stairs to first floor gallery landing with front aspect double glazed windows, access to roof void with ladder, part boarded and light. Built in airing cupboard with factory lagged hot water cylinder.

**BEDROOM ONE 17'0" x 13'7" (5.45m x 4.16m)** dual aspect double glazed window with views to the garden. Full length range of fitted wardrobes with ample hanging and shelving space, large opening to



**EN SUITE SHOWER ROOM 10'9" x 6'10" (3.31m x 2.13m)** rear aspect double glazed window. Modern fittings with large walk in shower cubicle with mains fed shower, glazed screen, vanity unit with mixer tap and cupboards below, low level WC, ceramic tiled floor, aqua boarded walls, recessed lighting, uPVC clad ceiling.



**BEDROOM TWO 15'9" x 10'2" (4.86m x 3.11m)** front aspect double glazed window, bespoke eaves fitted cupboards and drawers.

**BEDROOM THREE 11'4" x 8'10" (3.46m x 2.74m)** rear aspect double glazed picture window, views to the garden.

**BEDROOM FOUR 10'9" x 10' (3.33m x 3.06m)** rear aspect double glazed window, built in wardrobes with mirror fronted sliding doors.

**FAMILY BATHROOM 8'4" x 6'6" (2.56m x 2.00m)** side aspect obscure double glazed window. Three piece white suite with panel enclosed bath with mains fed shower attachment, glazed shower screen, low level WC, chrome towel rail/radiator, uPVC clad ceiling.



**OUTSIDE FRONT** is open planned and has a large lawn with some established shrub beds. Additional raised side garden. Long driveway with space for numerous vehicles leading to integral **DOUBLE GARAGE 19' X 15'8" (5.79m x 4.82m)** with electrically operated up and over door. Return door to the house, Space and plumbing for washing machine and one further appliance. Floor standing gas fired central heating boiler. Butler sink. To the side of the property there is pedestrian access to the

**REAR GARDEN** which is an undoubted main feature of the property and has been landscaped to create attractive gardens with lawned areas, large Indian stone paved patio with matching ornate steps to the garden level, external water supply and lighting. Established shrub and flower beds and borders. Sweeping paved path to Summer House. Fenced to all sides.

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 F.

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.

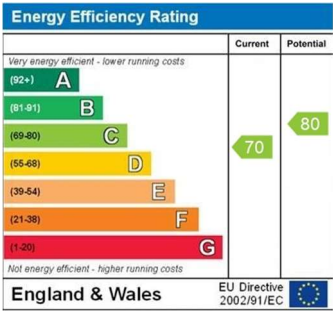
Viewing: Please contact the Retford office on 01777 709112.

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.

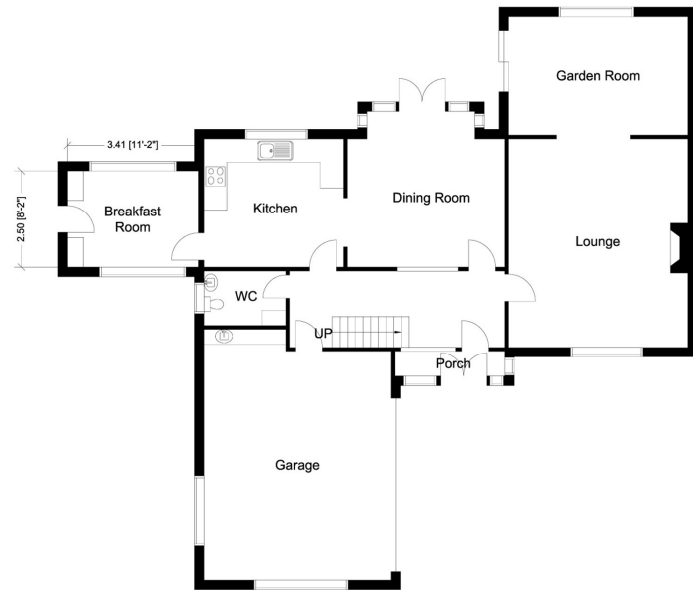
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 specialise 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 April 2025.



## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.  
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
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01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

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