



33 CAMBORNE CRESCENT, RETFORD
£385,000

BROWN & CO

33 CAMBORNE CRESCENT, RETFORD, DN22 7RD

DESCRIPTION

A substantial four bedroom detached family home on the edge of this popular development on the outskirts of Retford town centre. The benefits include a large open plan kitchen dining living room as well as two separate reception rooms and en suite facilities to the master bedroom and jack 'n' jill shower room to bedrooms two and three, plus family bathroom. In addition, there is an integral double garage and with ample parking and a good sized enclosed rear garden. Air source heat pump and solar panels (owned).

LOCATION

Camborne Crescent 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 Cana, plus doctors and chemist close by. 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///belong.switch.themes

ACCOMMODATION

Covered entrance with part glazed door with matching side light window into

ENTRANCE HALL 15'3" x 6'4" (4.67m x 1.96m) under stairs storage cupboard, Kardean flooring, stairs to first floor landing. Telephone point.

CLOAKROOM low level wc, pedestal hand basin with tiled splashback. Chrome towel rail radiator and extractor.

LOUNGE 17'9" x 11'4" (5.44m x 3.46m) measured to front aspect double glazed bay window. Feature polished wood fire surround with coal effect electric fire on marble effect hearth (gas point as well) with matching insert. Telephone point. Kardean flooring.



STUDY/PLAYROOM 11'3" x 9'5" (3.45m x 2.89m) with two double glazed windows overlooking the rear garden, Kardean flooring, telephone point.



KITCHEN DINING ROOM 25'2" x 11'9" (7.69m x 3.63m) maximum dimensions.

Dining area double glazed bay window with two side light windows. Kardean flooring. Door to under stairs storage cupboard. Clokk storage cupboard.



Kitchen side aspect part glazed door. Two double glazed rear aspect windows overlooking the garden. An extensive range of base and wall mounted cupboard and drawer units including breakfast bar peninsular. Neff Built-in electric oven and grill. Bosch four ring electric hob with extractor above. 1 ¼ stainless steel sink drainer unit with mixer tap, integrated dishwasher below, space and plumbing for washing machine. Integrated fridge and freezer. Ample red coloured quartz working surfaces. Kardean flooring, part tiled walls, recessed lighting. Part glazed door to side. Return door to garage.



FIRST FLOOR GALLERY STYLE LANDING with access to partially boarded roof void by way of light and ladder. Front aspect double

glazed window. Two built-in storage cupboards. Airing cupboard housing hot water cylinder. Ample sockets.

BEDROOM ONE 17'3" x 11'7" (5.27m x 3.55m) maximum dimensions. Dual aspect double glazed windows to front and side. TV and telephone points. Built-in double wardrobe with hanging space. Square arch into



DRESSING ROOM 7'3" x 5'6" (2.21m x 1.71m) rear aspect obscure double glazed window with additional double wardrobes with hanging and shelving.

EN SUITE SHOWER ROOM 9'0" x 8'8" (2.75m x 2.67m) maximum dimensions. Front aspect obscure double glazed window. Tile enclosed shower cubicle with glazed screen and mains fed shower. Pedestal hand basin, low level wc. Part tiled walls, shaver socket, extractor.



BEDROOM TWO 10'6" x 11'6" (3.22m x 3.53m) rear aspect double glazed window overlooking the rear garden. Built-in double wardrobes, TV aerial lead. Door to

JACK 'N' JILL SHOWER ROOM 8'6" x 4'10" (2.61m x 1.51m) side aspect double glazed window. Coloured suite comprising tile enclosed shower cubicle with glazed screen and mains fed shower. Pedestal hand basin with mixer tap, low level wc. Part tiled walls, shaver socket. Chrome towel rail radiator and extractor. Door to

BEDROOM THREE 11'6" x 8'9" (3.53m x 2.72m) front aspect double glazed window. TV point. Built-in double wardrobe with hanging and shelving.

BEDROOM FOUR 10'0" x 7'3" (3.07m x 2.21m) rear aspect double glazed window. Built-in double wardrobe.

FAMILY BATHROOM 7'5" x 7'2" (2.28m x 2.19m) rear aspect obscure double glazed window. Three piece coloured suite comprising wood panel enclosed bath with handheld mixer tap/shower attachment and electric shower. Low level wc, pedestal hand basin, part tiled walls. Shaver socket, extractor.



OUTSIDE

The front is open planned with a slated area for low maintenance with two box hedges. There is off road parking for three vehicles and pedestrian access to the side of the property. The drive leads to an

INTEGRAL DOUBLE GARAGE 17'9" x 16'5" (5.45m x 5.03m) with twin electrically operated roller shutter doors. The garage houses the solar panel battery. Power and lighting. Door to the kitchen.

The rear garden is fenced to all sides with a good nearly full width Indian stone sculptured patio with brick edging. The garden is mainly lawned with established flower, shrub beds and borders. External water supply and lighting. **Samsung air source heat pump system for the hot water and central heating.**

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 E.

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.

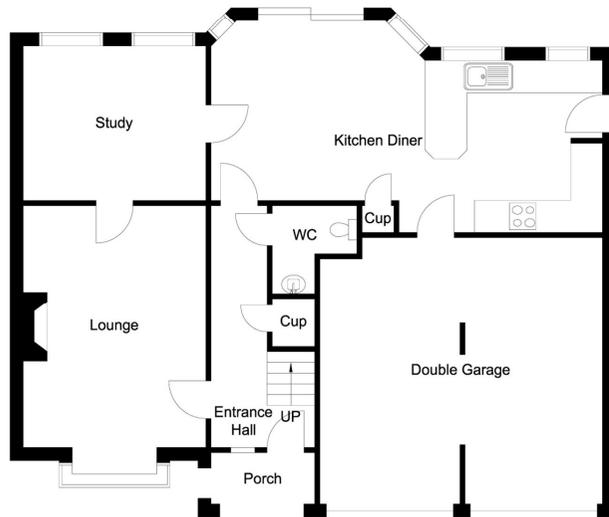
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

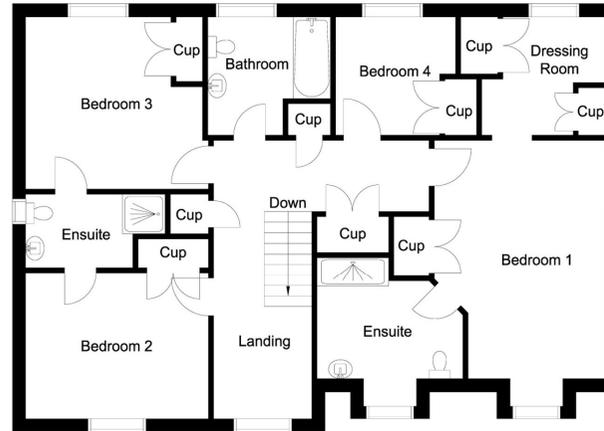
These particulars were prepared in March 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	75	84
	EU Directive 2002/91/EC	

Ground Floor



First Floor



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