



2 TUDOR VILLAS, KING EDWARD COURT, RETFORD
£275,000

BROWN & CO

2 TUDOR VILLAS, KING EDWARD COURT, RETFORD, DN22 6NT

DESCRIPTION

An extremely well presented, modern home in this favoured and popular gated over 55's development on the southern fringes of Retford town centre and yet within comfortable walking distance. The property benefits from a large rear aspect living room with doors leading into the low maintenance rear garden. Modern fitted kitchen with integrated appliances as well as a utility room and downstairs cloakroom. There are en suite facilities to both bedrooms and walk-in wardrobes.

Externally there are attractive communal gardens and two allocated parking spaces, plus visitors parking.

LOCATION

Retford town centre amenities are readily on hand with other facilities nearby including the Chesterfield Canal and railway station benefiting from a direct service into London Kings Cross. Retford hosts a full range of residential and leisure amenities with a Primary Care Centre situated just to the north of the town centre.

DIRECTIONS

What3words///tinsel.strong.hidden

ACCOMMODATION

Covered entrance with part glazed composite door into

GOOD SIZED ENTRANCE HALL 10'6" x 7'7" (3.22m x 2.34m) with vinyl floor, stairs to first floor landing with oak and glass balustrades. Stained wood skirtings, telephone video entry. Recessed lighting.

CLOAKROOM white low level wc with concealed cistern, display above and niche to the side. Vanity unit with inset sink, white high gloss cupboards below and mixer tap. Tiled walls, recessed lighting, extractor and chrome towel rail radiator.

LIVING ROOM 21'2" x 11'10" (6.47m x 3.65m) rear aspect double glazed French windows with matching side light windows leading into the garden. Feature fireplace with quartz insert and raised matching hearth. Electric pebble effect fire, moulded skirtings, TV and telephone points.



KITCHEN BREAKFAST ROOM 21'2" x 12'0" (6.47m x 3.67m) front aspect triple glazed window with views to the communal garden. An extensive range of cashmere coloured soft close base and wall mounted cupboard and drawer units. 1 1/2 inset stainless steel sink

drainer unit with mixer tap. Ample marble working surfaces incorporating a drainer and matching upstands. Integrated dishwasher, fridge, freezer, electric double oven with microwave/combi oven above. Five ring gas hob with stainless steel extractor over. Recessed lighting, matching breakfast bar with additional cupboard storage. TV point. Door to



UTILITY ROOM 7'7" x 5'4" (3.22m x 2.34m) matching range of base double cupboards, 1 1/4 enamel sink drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer with working surfaces above. Extractor. Door to under stairs storage cupboard with light.

FIRST FLOOR

LANDING access to roof void.

BEDROOM ONE 18'3" x 14'3" (5.57m x 4.35m) measured to front of full width range of built-in wardrobes in cream coloured high gloss with ample range of hanging, shelving and drawers. Rear aspect triple glazed window.



WALK-IN WARDROBE 6'2" x 5'6" (1.89m x 1.71m) with light.

EN SUITE SHOWER ROOM 7'2" x 5'5" (2.19m x 1.68m) with corner fitted shower cubicle with aqua board surround, mains fed shower with handheld attachment and raindrop shower head. Pedestal hand basin with mixer tap, low level wc. Tiled walls, wall mounted touch screen mirror. Recessed lighting, extractor, chrome towel rail radiator.



BEDROOM TWO 15'0" x 12'0" (4.60m x 3.69m) front aspect triple glazed window. TV point. Walk-in wardrobe with light. Door to



EN SUITE BATHROOM 8'3" x 5'5" (2.54m x 1.68m) three piece white suite comprising panel enclosed bath, mains fed Aquajet shower with handheld attachment and raindrop shower head. Pedestal hand basin with mixer tap, touch screen mirror above. Low level wc. Tiled walls, extractor and chrome towel rail radiator.



OUTSIDE

The front is open planned and is stoned for low maintenance. Covered entrance with pathway leading to the front door. External lighting. Wrought iron gate leading to the rear garden.

The rear garden is fenced to all sides. Side paved patio area with timber shed and additional plastic shed. Full width Indian stone paved patio with external lighting and water supply. A good area of Astro turf lawn with pebbled surround.

In the main parking area, there are two allocated parking spaces.

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.

Service Charge: We are advised the current annual service/maintenance charge is £730 per annum.

This charge is variable. Interested parties are expressly advised to check service/maintenance charge, extent of cover and all outgoings prior to entering a legal commitment to purchase.

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.

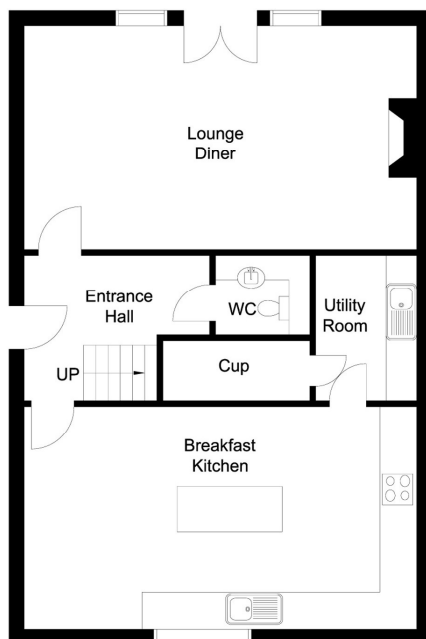
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 May 2025.

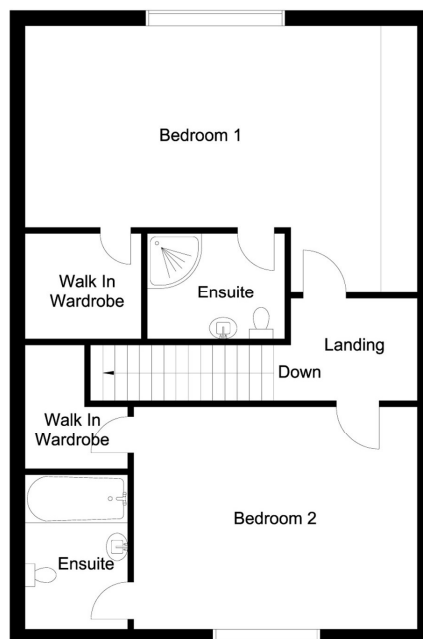
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

BROWN & CO

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.
CP Property Services @2025



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO