



2 HEADMASTERS VILLAS BURTON DRIVE, RETFORD

An enviable position on this highly regarded gated over 55's development within walking distance of town centre amenities. This is an attractive two bedroom, two bathroom home with appealing façade benefiting from private garden space and immediately adjoining dedicated off road parking. Gas fired central heating is installed.

£325,000

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BROWN & CO

Property and Business Consultants

2 HEADMASTERS VILLAS, BURTON DRIVE, RETFORD, DN22 6TP

LOCATION

Situated within the curtilage of this favoured scheme and being the sympathetic conversion of the original King Edward VI Grammar School with areas of purpose built bungalows and houses for the over 55's. This particular property lies to the side meaning it enjoys the benefits of its gated environment but also a position of individuality. Town centre amenities are readily on hand with other facilities nearby including the Chesterfield Canal and railway station benefiting from a direct service to 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///gallons.angel.icons

ACCOMMODATION

Substantial brick OPEN ENTRANCE PORCH

LOUNGE 20'4" to 17'10" x 15'9" (6.20m to 5.43m x 4.80m) triple aspect.

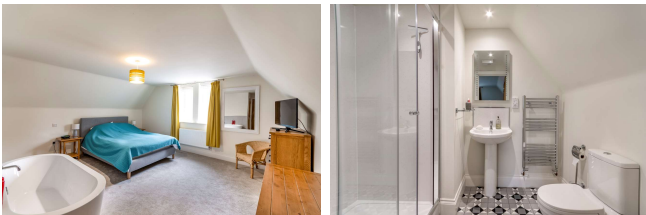
INNER HALL staircase to first floor with oak style balustrade.

CLOAKROOM wc, pedestal basin, chrome towel warmer.

DINING KITCHEN 17'10" x 12'6" (5.43m x 3.81m) comprehensive range of contemporary high gloss grey units to wall and floor level, pale wood style timber effect work surfaces. Array of integrated appliances including double oven, microwave, halogen hob, extractor, dishwasher, washing machine, fridge and freezer. Concealed Ideal gas fired central heating boiler. Glazed double doors with matching side lights opening to rear patio and garden. Ample dining area, downlighters. Telephone entry system.

FIRST FLOOR GALLERIED LANDING with oak style spindle balustrade over stairwell. Good storage cupboard.

BEDROOM ONE 15'9" x 13'6" to 18'0" (4.80m x 4.11m to 5.46m) feature double ended bath with over bath mixer taps. Integral wardrobe, off to



EN SUITE SHOWER ROOM generous double shower enclosure with aqua boarding. Pedestal basin, wc, chrome towel warmer.

BEDROOM TWO 17'10" x 10'7" to 9'2" (5.43m x 3.22m to 2.80m) access hatch to roof void. Off to

EN SUITE BATHROOM generous double shower enclosure with aqua boarding. Pedestal basin, wc, chrome towel warmer.

OUTSIDE

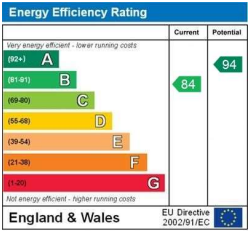
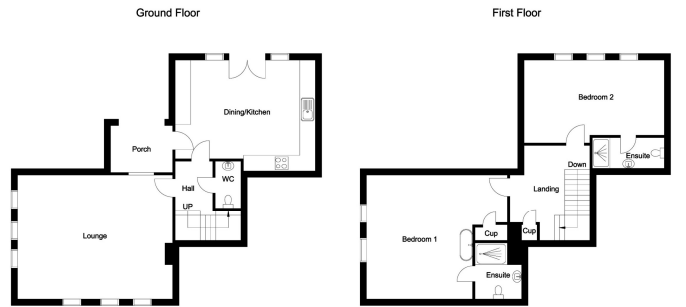
Attractively positioned on the development, within the curtilage yet situated to one side, this property has its own grounds with a lovely enclosed courtyard, landscaped for ease of maintenance with Indian sandstone patio, flint beds, artificial turfed area.

There is an additional front railed forecourt (adjoining semi detached house has pedestrian access over).

A particular feature is the dedicated parking area immediately adjoining the house. Suitable for parking 2/3 cars depending on size.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Service charge: We are advised the current annual service/maintenance charge from 1st June 2025 to 31st May 2026 is £760.00. Council Tax: We are advised by Bassetlaw District Council that this property is in Band B. 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. These particulars were prepared in July 2025.



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