

50 GROVE COACH ROAD, RETFORD £325,000



50 GROVE COACH ROAD, RETFORD, DN22 7HB

DESCRIPTION

A modern detached family home in this popular residential location on the southern fringes of Retford town centre. The property benefits from a large dual aspect lounge with fireplace, a modern breakfast kitchen as well as a side extension providing a large hallway and utility room which could be a potential garden room. There is a nice sized garden with spherical pod as well as off road parking and a single garage.

LOCATION

Grove Coach Road is on the southern fringes of Retford town centre and is a popular residential location with a good mix of similar properties. Bracken Lane School is within comfortable walking distance. Retford town centre provides comprehensive, shopping, leisure and recreational facilities. There is also a mainline railway station on the London to Edinburgh intercity link. There are countryside walks close by which are accessible from the end of Grove Coach Road or Bracken Lane which also links onto the Chesterfield Canal.

DIRECTIONS

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ACCOMMODATION

Part glazed composite door into

ENTRANCE HALL with Amtico flooring. Stairs to first floor with deep under stairs storage cupboard.

LOUNGE 21'5" x 12'4" (6.55m x 3.79m) triple aspect with double glazed side and front windows, sliding patio doors into the garden. Modern contemporary log effect gas fireplace. TV and telephone points.



DINING ROOM 11'0" x 7'8" (3.38m x 2.39m) with matching Amtico flooring, side aspect double glazed window. Telephone points, floor to ceiling built-in cupboard with a range of shelving and central heating programmer timer. Archway to



KITCHEN 11'0" \times 7'3" (3.38m \times 2.23m) rear aspect double glazed window and small pane glazed door to the side porch. A good range of cream coloured base and wall mounted cupboard and drawer units. Inset 1 ½ sink drainer unit with space and plumbing below for dishwasher. Ample working surfaces with matching upstands. Built-in double oven with matching five ring gas hob and Perspex splashback with extractor above. Recessed lighting, space for under counter fridge.



SIDE PORCH obscure double glazed door to front. Half glazed composite door to the rear garden. Ceramic tiled flooring, wall light point. Arch to

UTILITY ROOM 8'10" x 8'7" (2.73m x 2.65m) side aspect double glazed window. An extensive range of grey coloured base and wall mounted cupboard and drawer units. Single sink drainer unit with mixer tap. Space and plumbing below for washing machine. Ample marble effect working surfaces, part tiled walls, ceramic tiled floor. Wall mounted Worcester gas fired central heating boiler.



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Dog legged turning staircase with side aspect double glazed window to

FIRST FLOOR LANDING front aspect double glazed window. Access to roof void with light and ladder. Built-in airing cupboard with lagged hot water cylinder, fitted immersion and shelving.

BEDROOM ONE 13'0" x 12'4" (3.98m x 3.78m) dual aspect with double glazed windows to rear and side. TV point.



BEDROOM TWO 12'4" x 12'0" (3.78m x 2.67m) front aspect double glazed window.



BEDROOM THREE 11'2" x 7'7" (3.40m x 2.35m) rear aspect double glazed window with views to the garden.

SHOWER ROOM 7'8" x 7'6" (2.37m x 2.32m) side aspect obscure double glazed window. Modernised with good sized walk-in shower cubicle with aqua boarding surround, glazed screen and mains fed shower with handheld attachment. Vanity unit with inset sink and mixer tap with dark grey high gloss cupboards and drawers below. Low level wc, bidet with mixer tap. Tiled walls, ceramic tiled flooring. Chrome towel rail radiator. Wall mounted medicine cabinet.



OUTSIDE

The front is open planned with two areas of slate and pebbles for low maintenance. Well established shrubs and with shrub border to the front. Block paved herringbone style pathway to the side giving pedestrian access to the rear and matching herringbone style block driveway providing parking for two vehicles. This is turn leads to a brick built SINGLE GARAGE 18'0" x 8'2" (5.50m x 2.50m) with roller door and personal door to rear garden.

The garden is a nice size, southerly facing, large Indian stone paved patio with external lighting and water supply. The garden has Astro turf for low maintenance but with some well stocked and established shrub and flower borders. Wooden pagoda and additional side pebbled area with space for large timber shed.

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.

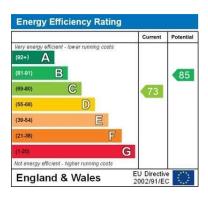
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

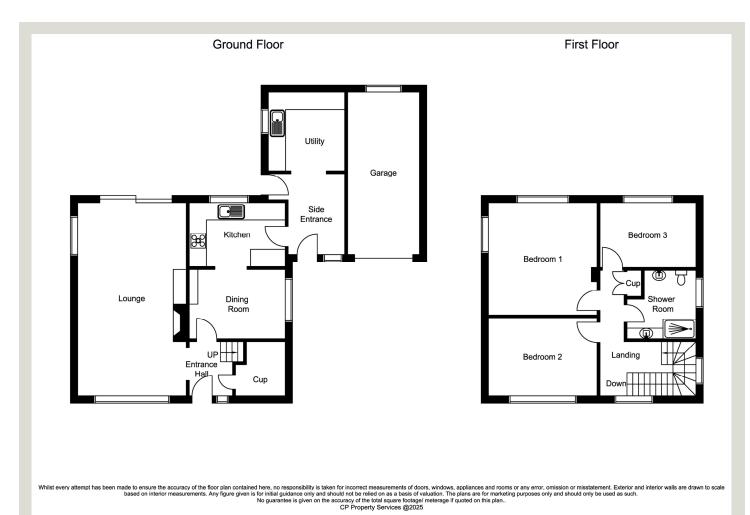
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112

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 August 2025.











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