



18 BRIXWORTH WAY, RETFORD
£265,000

BROWN & CO

18 BRIXWORTH WAY, RETFORD, DN22 6TT

DESCRIPTION

A nicely presented link detached four bedroom family home on this edge of this popular development on the fringes of Retford town centre.

The property benefits from a large dual aspect lounge with fireplace, a separate dining room linking to the conservatory which provides views to the garden and to the countryside afar. In addition, there is a modern fitted kitchen and on the first floor there are four bedrooms.

Externally there is ample parking and an attached single garage.

LOCATION

Brixworth Way is a modern development on the outskirts of the town centre which provides comprehensive shopping, leisure and recreational facilities. There are open countryside walks close by near the Chesterfield Canal and Retford boasts a mainline railway station on the London to Edinburgh intercity line. The property is in good proximity for schools of all ages.

DIRECTIONS

What3words:///lanes.cost.nature

ACCOMMODATION

Part glazed door with front aspect double glazed window into irregular shaped

ENTRANCE HALL with laminate flooring, dog legged turning staircase to gallery style landing. Telephone point.

CLOAKROOM front aspect obscure double glazed window. Low level wc, wall mounted hand basin with tiled splashback.

LOUNGE 16'9" x 15'4" (5.16m x 4.70m) maximum dimensions, front and side aspect double glazed picture windows. Painted fire surround with coal effect gas living flame fire on marble effect hearth with matching insert. TV point.



DINING ROOM 11'4" x 7'8" (3.46m x 2.38m) dado rail, spotlight, double glazed French doors into



CONSERVATORY 13'6" x 11'5" (4.14m x 3.51m) brick base with double glazed windows and double glazed French doors leading into the garden and offering views to fields and countryside afar.

Polycarbonate ceiling, front aspect double glazed window and part wood clad ceiling.



KITCHEN 14'9" x 7'2" (4.53m x 2.19m) maximum dimensions, rear aspect double glazed window offering views to fields and countryside afar. A comprehensive range of white coloured base and wall mounted cupboard and drawer units, stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine and slimline dishwasher. Built-in electric oven with five ring gas hob above and extractor canopy over. Space for upright fridge freezer. Ample working surfaces, half glazed door to the rear pathway. Concertina door to shelved under stairs storage area.



FIRST FLOOR

GALLERY STYLE LANDING with rear aspect double glazed window with views to the Chesterfield Canal and fields beyond. Access to roof void with light and ladder.

BEDROOM ONE 12'3" x 8'5" (3.74m x 2.60m) measured to front of built-in floor to ceiling wardrobes with hanging and shelving space. Front aspect double glazed window. TV aerial lead.



BEDROOM TWO 11'4" x 8'7" (3.48m x 2.66m) rear aspect double glazed window with views to the Chesterfield Canal and fields beyond. Telephone point and TV point.



BEDROOM THREE 11'3" x 6'6" (3.43m x 2.01m) side aspect double glazed window.

BEDROOM FOUR 8'10" x 7'8" (2.74m x 2.39m) maximum dimensions, side aspect double glazed window. Telephone point. Built-in over stairs shelved storage cupboard.

BATHROOM 8'3" x 6'4" (2.54m x 1.95m) side aspect obscure double glazed window. Three piece white modern suite of bath with mixer tap/shower attachment, pedestal hand basin with mixer tap, low level wc, tiled walls.



OUTSIDE

From Brixworth way there is a dropped kerb giving access to the shared driveway with no. 20 which in turn leads to the driveway for no. 18 which has space for two vehicles and **ATTACHED SINGLE GARAGE** with metal up and over door, power, light and personal door into the garden.

The front garden has an area of lawn and is pebbled for low maintenance and external lighting. Gate giving pedestrian access to the rear of the property.

The rear garden is fenced and hedged to all sides. A large, paved patio, external lighting and water supply. A good area of lawn with some established shrubs. Views of the Chesterfield Canal and countryside afar. There is also an established grape vine.

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.

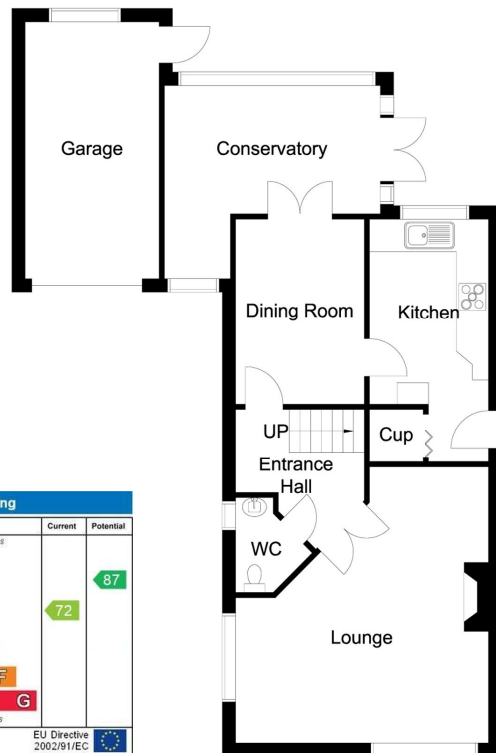
These particulars were prepared in October 2025.



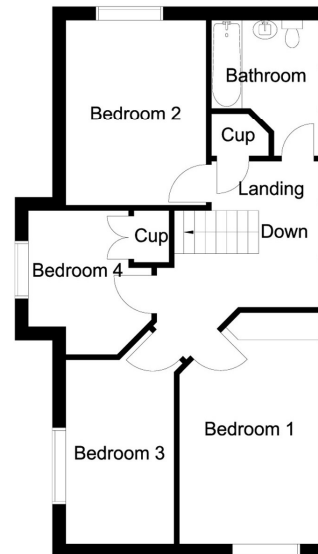
View



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	87
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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