



59 BLACK HEREFORD WAY RETTFORD

A delightful three double bedroomed detached family home on this popular modern development with rear aspect kitchen dining room looking over and leading into the nice sized garden. There is two side by side parking spaces as well as an integral garage. The master bedroom has en suite facilities and to the front of the property are distant views to open recreation fields.

£240,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

59 BLACK HEREFORD WAY, RETFORD,
DN22 7ZQ

LOCATION

The property is on the popular development on the fringes of Retford town centre and has local amenities close by on Ollerton Road such as Co-op, Spar and post office. There is school for all age groups within comfortable distance and the A1 and A57 are also close by. The town centre provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link.

DIRECTIONS

What3words///eagles.headlight.senior

ACCOMMODATION

Half glazed composite door into

ENTRANCE PORCH with door to

LIVING ROOM 16'0" x 10'3" (4.92m x 3.14m) front aspect double glazed window. TV and telephone points. Wall mounted electric fire. Door to

INNER HALLWAY stairs to first floor landing.

CLOAKROOM white low level wc. Wall mounted hand basin, tiled splashback, extractor, tiled flooring.

KITCHEN DINING ROOM 18'9" x 7'7" (5.75m x 2.35m) rear aspect double glazed French doors from the dining area leading into the garden. Ceramic tiled flooring. The kitchen area has a good range of base and wall mounted cupboard and drawer units with single stainless steel sink drainer unit and mixer tap. Built-in electric oven with gas hob above and extractor over. Stainless steel splashback, ample working surfaces with matching upstands. Space and plumbing for washing machine, dishwasher and upright fridge freezer. Cupboard housing wall mounted gas fired central heating boiler.

FIRST FLOOR

LANDING with access to roof void. Over stairs storage cupboard.

BEDROOM ONE 13'9" x 9'7" (4.24m x 2.95m) two front aspect double glazed windows with views to the playing fields. TV point and door to

EN SUITE SHOWER ROOM 6'8" x 4'7" (2.08m x 1.43m) front aspect obscure double glazed window. A good sized shower cubicle with glazed screen and tiled walls, mains fed shower, low level wc, pedestal hand basin with tiled splashback. Tiled flooring and extractor.

BEDROOM TWO 11'3" x 8'8" (3.43m x 2.67m) double glazed window with views to the rear garden. TV point

BEDROOM THREE 9'9" x 7'9" (3.01m x 2.41m) double glazed window with views to the rear garden. TV point

BATHROOM 8'7" x 5'6" (2.66m x 1.72m) side aspect obscure double glazed window. Three piece white suite of panel enclosed bath, pedestal hand basin, low level wc, part tiled walls, tiled flooring.

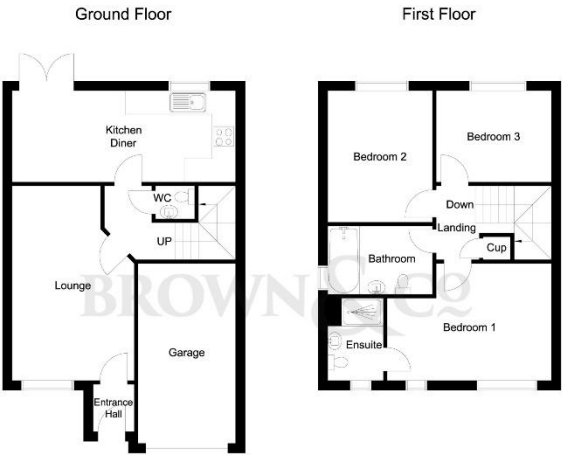
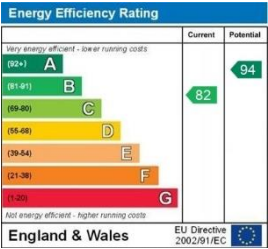
OUTSIDE

The front is open planned with a small, grassed area with flower borders. Driveway with two parking spaces side by side which in turn leads to INTEGRAL SINGLE GARAGE with up and over door, power and light. To the side of the property is pedestrian access leading to the rear garden.

The rear garden is fenced to all sides, paved patio area, external lighting and water supply. A good area of lawn with some established shrubs and to the rear of the plot there is a slightly raised decked area.

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 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 October 2025.



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