



38 AVON RISE RETFORD

A 2/3 bedroom chalet style property in this favoured location on the edge of Retford town centre and backing onto open space and the Chesterfield Canal. The property is offered with no onward chain. There is a dual aspect lounge dining room leading to a garden room, well appointed kitchen and resin drive with space for several vehicles and a single garage.

£160,000

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

BROWN & CO

Property and Business Consultants

38 AVON RISE, RETFORD, DN22 6QH

LOCATION

Avon Rise is within comfortable distance of Retford town centre with comprehensive shopping, leisure and recreational facilities as well as a mainline railway station and schools for all age groups. There is a local Spar convenience store at the bottom of Spital Hill and good countryside walks are available via the Chesterfield Canal and the recreational ground off Alma Road.

DIRECTIONS

What3words:///glue.depend.ideal

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE PORCH with front aspect double glazed window. Laminate clad walls, UPVC ceiling. A range of storage cupboards, telephone point, half glazed door to

ENTRANCE HALL with stairs to first floor landing, part wood panelled walls.

LOUNGE DINING ROOM 18'10" x 13'0" (5.78m x 3.98m) maximum dimensions. Front aspect double glazed oriel bay window. Feature sandstone fireplace with fitted coal effect gas living flame fire, TV point, air conditioning unit. Under stairs cupboard. Sliding doors to

GARDEN ROOM 8'2" x 8'0" (2.51m x 2.44m) minimum dimensions. UPVC ceiling, UPVC double glazed sliding doors into the garden. Large upright cupboard. Additional storage cupboard. Sliding door to

CLOAKROOM side aspect obscure double glazed window. White low level wc, wall mounted hand basin with Triton electric water heater and tiled splashback.

KITCHEN 9'4" x 8'6" (2.85m x 2.61m) rear aspect double glazed picture window with views to the garden. A range of wood grain effect base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine and dishwasher. Built-in electric oven, four ring electric hob with extractor above. Wall mounted Baxi gas fired central heating boiler. Part glazed composite door to side driveway.

BEDROOM THREE/STUDY 9'4" x 6'4" (2.85m x 1.95m) front aspect double glazed window. TV point. Under stairs storage cupboard.

FIRST FLOOR LANDING access to roof void and eaves storage.

BEDROOM ONE 14'9" x 9'5" (4.53m x 2.90m) dual aspect to side and rear. The rear having a Velux window. Two built-in wardrobes with

hanging and shelving space. Air conditioning unit. TV aerial point. Central fan/light. Wall light points.

BEDROOM TWO 10'0" x 9'7" (3.05m x 2.96m) front aspect double glazed window. Built-in shelved storage cupboard.

BATHROOM 7'2" x 5'5" (2.19m x 1.69m) rear aspect double glazed window with views to the garden, adjoining fields and some open countryside. Three piece white suite of wood panel enclosed bath with Mira electric shower over and glazed screen. Pedestal hand basin, low level wc, part tiled walls, chrome towel rail radiator.

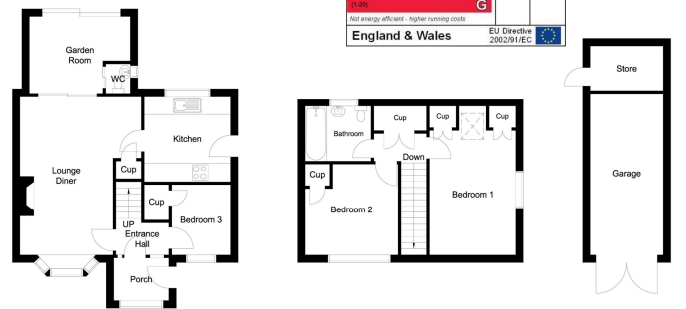
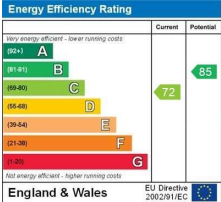
OUTSIDE

There is a dropped kerb giving access to the resin drive which provides parking for several vehicles. The front garden has a small, retained brick wall to the front, an area of lawn with shrub, flower beds and borders. From the driveway are double wooden gates giving access to the rear garden and to the concrete sectional SINGLE GARAGE with wooden doors. External lighting.

The rear garden has a large Indian stone paved patio with external water supply and lighting. Railway sleeper step up to the garden which is mainly lawned with large brick retained shrub, flower beds and borders. The garden is fenced to the sides and backs on to the small recreational ground to the rear which in turn leads to the Chesterfield Canal towpath.

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 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 November 2025.



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