



38 WOODBECK RISE, RETTFORD

A completely renovated and immaculate detached family home. Three double bedrooms, refitted bathroom & en suite, plus lounge and conservatory. Modern fitted kitchen. New flooring throughout. Integral garage and parking. Good sized garden. Popular development.

£250,000

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38 WOODBECK RISE, RETFORD,
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LOCATION

Woodbeck Rise is situated to the north of Retford town centre with comprehensive shopping, leisure and recreational facilities plus a mainline railway station. There are local amenities on nearby Hallcroft Road. Schools for all age groups are within comfortable distance, as are open countryside walks.

DIRECTIONS

What3words///brush.feels.clubs

ACCOMMODATION

Part glazed uPVC door to porch with side aspect double glazed window and door to

LOUNGE 13'7" x 10'5" (4.18m x 3.20m) front aspect oriel bay double glazed window, painted fire surround with marble effect heath and matching insert, TV point & aerial lead, door to

KITCHEN/DINING ROOM 18'8" x 10'1 (5.73m x 3.08m) kitchen has been refitted in dove grey with a good range of base and wall mounted cupboard and drawer units, one of which houses the newly installed gas fired central heating combination boiler. 1 ¼ stainless steel sink drainer unit with mixer tap, integrated dishwasher, space and plumbing for washing machine and upright fridge/freezer, oven console with electric oven, marble effect working surfaces with matching upstands, part glazed door to side. Dining area has dog leg turning stairs to first floor landing with understairs cupboard and ¾ glazed double doors to

CONSERVATORY 12'7" x 9'3" (3.88m x 2.84m) brick based with double glazed windows and French doors to the garden. Newly fitted Polycarbonate ceiling with central light/fan. Solid dark oak coloured flooring.

FIRST FLOOR LANDING with access to roof void and doors to

BEDROOM ONE 12'5" x 10'3" (3.82m x 3.13m) two front aspect double glazed windows, wardrobe, BT point, door to

REFITTED EN SUITE SHOWER ROOM 10'2" x 3'4" (3.12m x 1.02m) side aspect obscure double glazed window, full width tiled shower cubicle with glazed sliding doors and mains fed shower, pedestal hand basin with mixer tap and splash back. Low level WC. Part tiled walls, extractor and chrome towel rail/radiator.

BEDROOM TWO 10'2" x 8'1" (3.12m x 2.46m) rear aspect double glazed window, part mirror fronted wardrobe.

BEDROOM THREE 8'4" x 8'4" (2.56m x 2.56m) front aspect double glazed window, TV aerial lead.

REFITTED FAMILY BATHROOM 8'4" x 5'9" (2.55m x 1.81m) rear aspect obscure double glazed window, panel enclosed bath with mixer tap and mains fed shower over, glazed screen, pedestal hand basin with mixer tap and splash back, low level WC, part tiled walls, chrome towel rail/radiator, extractor. Built in cupboard.

OUTSIDE

The front garden is open planned and lawned. Driveway for one vehicle leading to INTEGRAL SINGLE GARAGE with up and over door. Pedestrian access to the rear

The rear garden is fenced to all sides, paved patio area with external water supply. Mainly lawned with some shrubs.

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 A 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 December 2025.



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