



## 16 CLIFTON WAY RETFORD

A good sized two bedroom semi detached bungalow on the favoured North Road development. The property benefits from a well appointed modern kitchen breakfast room with some integral appliances. There are two double bedrooms, a good sized lounge and garden room which overlooks the rear garden. In addition, there is a single garage and there is no onward chain.

**£175,000**

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**BROWN & CO**

Property and Business Consultants

# 16 CLIFTON WAY, RETFORD, DN22 7YE

## LOCATION

Clifton Way is situated towards the north of the town within comfortable reach of Primary Care Centre, local bus routes and town centre. Communication links to the area are excellent by road, rail and air.

## DIRECTIONS

What3words://lifts.mush.herds

## ACCOMMODATION

Half glazed UPVC door to brick built

**ENTRANCE PORCH** with additional half glazed door to the rear garden. Three quarter glazed UPVC door into

**KITCHEN BREAKFAST ROOM 13'3" x 10'8" (4.05m x 3.30m)** front aspect double glazed oriel bay window. An extensive range of cream coloured base and wall mounted handleless cupboard and drawer units, double stainless steel sink drainer unit with mixer tap. Integrated slimline dishwasher below and integrated washing machine. Built in fridge and freezer. Electric oven and microwave, four ring gas hob with extractor canopy above. Ample wood effect working surfaces, tiled walls, telephone point and small cupboard. Storage cupboard housing the Ideal Logic wall mounted gas fired central heating combination boiler. Glazed door to

**LOUNGE 17'5" x 10'8" (5.32m x 3.30m)** front aspect double glazed oriel bay window. Polished wood fire surround with coal effect electric fire on marble effect raised hearth and matching insert. TV point.

**INNER HALLWAY** access to roof void. Built-in shelved cupboard.

**BEDROOM ONE 14'4" x 10'9" (4.40m x 3.31m)** rear aspect double glazed window. A range of built-in wardrobes with overbed storage cupboards.

**BEDROOM TWO 11'0" x 10'8" (3.38m x 3.28m)** rear aspect double glazed French doors leading into the conservatory. TV aerial lead.

**GARDEN ROOM 9'3" x 9'2" (2.82m x 2.79m)** brick base with double glazed windows. Roof with Velux window. French doors to garden.

**SHOWER ROOM 7'3" x 5'4" (2.23m x 1.64m)** side aspect obscure double glazed window. Full width tile enclosed shower cubicle with glazed screen and mains fed shower attachment. Towel rail radiator, low level wc with concealed cistern. Inset vanity unit with mixer tap and cupboards below. Tiled walls, recessed lighting.

## OUTSIDE

The front has an established garden with some lawn and shrubs. Path leading to the porch and to the side. Gate giving access to the rear garden.

The rear garden is southerly facing and is fenced. A selection of established shrubs and flowers. Lawned area and paved patio. Two timber sheds, concrete sectional **SINGLE GARAGE** with up and over door. Personal door to the rear.

## 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.

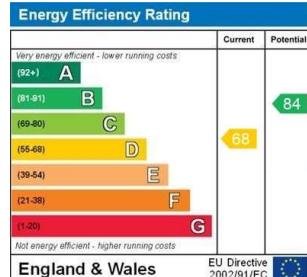
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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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