



83 WEST CARR ROAD, RETFORD
£190,000

BROWN & CO

83 WEST CARR ROAD, RETFORD, DN22 7NW

DESCRIPTION

An exceptionally well presented Victorian three storey family home retaining many original style features. The property has been lovingly looked after and has been reconfigured to create four bedrooms. There are en suite facilities to one of the bedrooms as well as an open fire in the front living room and log burn in the dining room. The kitchen was modernised in 2022 and provides a contemporary twist to the property. Cellar. To the rear is an enclosed garden with timber sheds.

LOCATION

West Carr Road is close to Retford town centre which comprises comprehensive leisure, recreation and educational facilities plus mainline railway station on the London to Edinburgh intercity link. There is good access to Kings Park and the mainline railway station as well as schools for all age groups.

DIRECTIONS

[What3words:///larger.cheer.palm](#)

ACCOMMODATION

Doorway leading into shared covered entrance. Part glazed composite door to

ENTRANCE VESTIBULE with patterned tiled floor, stairs to first floor landing, wood panelled walls.

LOUNGE 12'8" x 12'8" (3.90m x 3.90m) measured to front aspect double glazed bay window. Painted fire surround with brick inset open fireplace with raised hearth and tiled surround. Period style skirtings, dado rail, picture rails, cornicing and ceiling rose. TV and telephone points.



DINING ROOM 12'7" x 12'0" (3.88m x 3.67m) oak coloured flooring, rear aspect double glazed window. Recessed brick fireplace with wooden bressummer and fitted log burner on slate hearth. Period skirtings, picture rail, ornate cornicing and ceiling rose.



CELLAR with brick and tiled steps. The cellar has been tanked and is divided into two rooms, Room one 10'3" x 5'9" (3.15m x 1.80m) and Room Two 10'3" x 6'0" (3.15m x 1.86m) both with power and light.

KITCHEN 17'7" x 6'3" (5.40m x 1.92m) fitted approximately three years ago. A good range of base cupboard and drawer units in navy blue. Single sink drainer unit with mixer tap. Integrated slimline dishwasher, space and plumbing for washing machine, built-in electric oven with four ring electric hob and extractor canopy over. Ample quartz working surfaces with matching upstands. Recessed lighting, space for additional appliance and large upright fridge freezer. Patterned tiled floor, part tiled walls, half glazed UPVC door to garden.



FIRST FLOOR

GALLERY STYLE LANDING with part wood panelled walls, additional staircase to the second floor.

BEDROOM ONE 12'10" x 10'6" (3.95m x 3.22m) front aspect double glazed window. Period style skirtings, Victorian fireplace, ceiling rose.

EN SUITE SHOWER ROOM with tiled enclosed shower cubicle with bi-fold glazed screen and mains fed shower with handheld attachment. Wall mounted hand basin with mixer tap, tiled splashback, low level wc. Small under stairs storage.

BEDROOM TWO 10'0" x 9'7" (3.08m x 2.97m) rear aspect double glazed window. Victorian fireplace, period style skirtings. Cupboard housing wall mounted gas fired central heating combination boiler with a range of shelving. TV aerial lead.



FAMILY BATHROOM 9'7" x 5'9" (2.96m x 1.79m) rear aspect obscure double glazed window. Four piece white suite comprising tiled enclosed shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Rectangular vanity unit, inset sink with cupboards below and mixer tap. Low level wc, free standing roll topped bath with claw feet and handheld mixer tap/shower attachment. Part wood panelled walls, ceiling rose and copper piped radiator towel rail.



Stairs to SECOND FLOOR LANDING

BEDROOM THREE 13'0" x 5'8" (3.97m x 1.76m) front aspect double glazed Velux window. Spotlight and TV point.

BEDROOM FOUR 13'0" x 5'8" (3.97m x 1.76m) rear aspect double glazed Velux window, wardrobe with small, concealed storage cupboard.



OUTSIDE

The front is retained by a brick wall and hedging and is slated for low maintenance. Shared pathway with original style tiled flooring leading to the shared alleyway and additional door leading into the rear garden which is also accessible from the kitchen.

The rear garden has a side concrete patio area with external tap. The garden is fenced to all sides. There is a pedestrian right of way for the adjoining properties. The garden is paved and slated for low maintenance and there is space for a timber shed. External lighting and power points.

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 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.

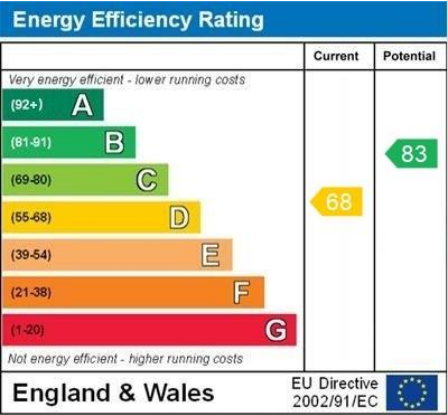
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

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 August 2025.





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