



18 CHESTNUT AVENUE RETFORD, DN22 7RN

£150,000
FREEHOLD

GUIDE PRICE £150,000 - £155,000

This immaculately presented and fully renovated two-bedroom, family home offers modern, stylish living throughout. Recent upgrades include a full re-wire, a newly fitted combination boiler, and contemporary new kitchen and bathroom installations. The interior has been finished to an exceptional standard, featuring a sleek, modern kitchen with integrated appliances, a beautifully styled living room with French doors to the rear garden, two generous double bedrooms and a luxurious family bathroom.

Externally, the property boasts off-road parking for two vehicles, an extensive raised decked seating area, and a sizeable rear garden with brick-built utility store. Ideally situated within walking distance of Retford Train Station, the home benefits from excellent transport links to London, Nottingham and Sheffield, as well as being conveniently close to local schools, shops and everyday amenities. This superb property is perfect for first-time buyers, commuters or small families seeking a move-in-ready modern home in a highly accessible location.

**Kendra
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18 CHESTNUT AVENUE

• ***GUIDE PRICE £150,000 - £155,000*** • Fully renovated two-bedroom, family home. • Recently re-wired with a newly fitted combination boiler. • Contemporary new kitchen and luxurious modern bathroom. • Stylishly presented throughout with high-quality finishes. • Spacious living room with French doors to raised decking. • Off-road parking for two vehicles and a large rear garden. • Brick-built utility store with power, lighting and plumbing. • Walking distance to Retford Train Station. • Excellent transport links to London, Nottingham and Sheffield, close to schools, shops and amenities.



ENTRANCE HALLWAY

A beautifully presented entrance hallway, accessed via a front-facing UPVC double-glazed door. This welcoming space has been tastefully decorated, featuring a spindle staircase rising to the first-floor landing, ceramic tiled flooring, and doors leading through to both the kitchen and living room.

KITCHEN

An immaculately appointed, contemporary kitchen fitted with a range of high-quality wall and base units complemented by sleek work surfaces incorporating a stainless-steel sink with mixer tap. Integrated appliances include a fan-assisted electric oven, microwave, fridge-freezer, slimline dishwasher and wine cooler, together with an induction hob and modern electric extractor above. The kitchen boasts luxury wall tiling, ceramic tiled flooring, a rear-facing UPVC double-glazed window, and a side-facing UPVC double-glazed door opening into the rear garden. Additional features include a stylish vertical central heating radiator, ceiling downlighting and a generous under-stairs storage cupboard.

LIVING ROOM

A stylish and inviting living room featuring a front-facing UPVC double-glazed window and rear-facing UPVC double-glazed French doors which open on to the extensive decked seating area. The room offers wall lighting, ceiling coving, a central heating radiator, contemporary wood panelling, laminated wood flooring, and a cinema-style media wall complete with remote-controlled electric fire.

FIRST FLOOR LANDING

The first-floor landing benefits from a side-facing obscure UPVC double-glazed window and provides access to the loft via a hatch with fitted ladder and lighting. The loft also houses the wall-mounted combination boiler. Doors lead to two double bedrooms and the family bathroom.

MASTER BEDROOM

A beautifully presented master bedroom featuring two front-facing UPVC double-glazed windows, ceiling coving, a central heating radiator, contemporary wood panelling and a built-in storage cupboard with shelving.

BEDROOM TWO

A spacious and well-appointed second double bedroom, tastefully decorated with a rear-facing UPVC double-glazed window, ceiling coving, central heating radiator and ceiling downlighting.

FAMILY BATHROOM

A luxurious, modern family bathroom fitted with a high-quality three-piece white suite comprising a panelled bath with overhead mains-fed waterfall shower and glass screen, a wall-hung vanity washbasin, and a low-flush WC. The room is finished with premium wall tiling, laminated wood flooring, a chrome towel radiator, ceiling downlighting, an electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

EXTERIOR

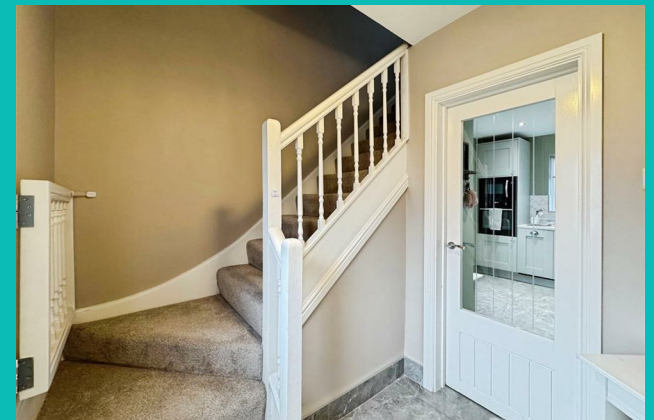
To the front of the property is a low-maintenance pebbled driveway providing off-road parking for two vehicles, along

with outdoor lighting and gated access to the rear. The rear garden offers an extensive raised decked seating area with balustrades, leading down to a sizeable garden with raised flowerbeds—an ideal blank canvas for the new owner, suitable for the addition of artificial lawn, paving or landscaping of choice. There is also a brick-built store, outdoor lighting, power and a water tap.

BRICK STORE/UTILITY ROOM

The brick-built store serves as a practical utility room and is fitted with plumbing for an automatic washing machine, power and lighting.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

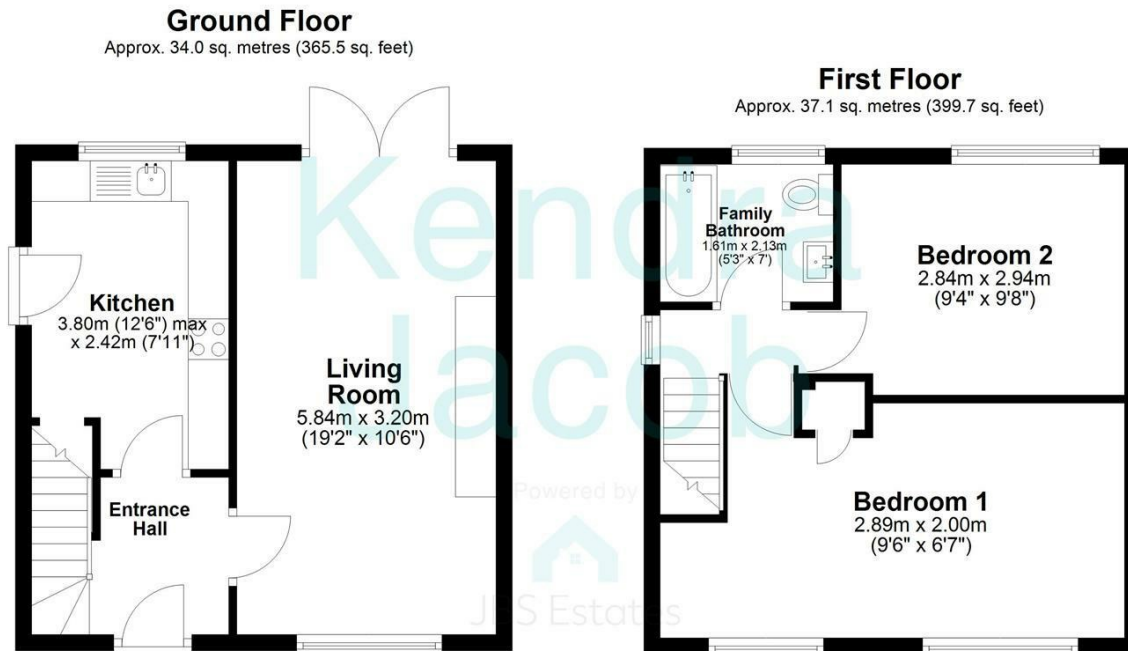
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 765.30 sq ft

Tenure – Freehold





Total area: approx. 71.1 sq. metres (765.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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