



£300,000 Freehold

31 TAUNTON WAY, | | ORDSALL | DN22 7HS

**BuckleyBrown**  
ESTATE AGENTS

A beautifully presented and deceptively spacious four-bedroom family home in the highly sought-after village of Ordsall, offering versatile living accommodation, modern interiors and an ideal layout for contemporary family life.  
Tim, Valuer





### Everything you need, right where you need it

Step inside and you are immediately welcomed by a home that has been thoughtfully designed for modern family living. The interior offers a superb balance of space and comfort, with well-proportioned rooms and a layout that flows effortlessly from one area to the next. The heart of the home is the contemporary kitchen and dining space, perfect for both everyday life and entertaining guests. With well-presented bedrooms and practical living areas throughout, this property offers a fantastic opportunity for those seeking a home that grows with them.

### Step Inside

Upon entering the property, you are welcomed by a bright and inviting hallway that sets the tone for the spacious accommodation throughout. To the right, the generous lounge provides the perfect setting for relaxing with family or entertaining guests, while a separate office/playroom offers versatile additional living space ideal for home working, children's play or a snug.

At the heart of the home is the impressive open-plan kitchen diner, thoughtfully designed to suit modern family living, with ample space for both cooking and dining. The ground floor is further complemented by a convenient downstairs WC.

To the first floor, the property boasts four well-proportioned bedrooms, providing comfortable accommodation for growing families. The principal bedroom benefits from its own stylish ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom fitted with a bath.

Externally, the home continues to impress with a private driveway leading to the garage, offering ample off-road parking and storage. To the rear, the enclosed garden has been designed for low-maintenance enjoyment, featuring a patio seating area ideal for outdoor dining and entertaining, alongside a well-presented astrotrurf lawn perfect for families and year-round use.

### Life in Ordsall, Retford

Ordsall is a charming and well-established village located on the edge of the historic market town of Retford, offering a quieter, more residential setting while still benefiting from excellent local amenities and transport connections. With its blend of character, community spirit and accessibility, Ordsall appeals to a wide range of buyers seeking village life without isolation.

The village itself has a strong sense of identity, centred around its local shops, traditional pubs and well-regarded schools. Everyday essentials are within easy reach, while the nearby town centre of Retford provides a broader selection of supermarkets, independent retailers, cafés and leisure facilities. This balance makes Ordsall particularly attractive to families and those looking for a more relaxed pace of life while remaining close to conveniences.

Surrounded by open countryside, Ordsall is well suited to those who enjoy outdoor living. The area offers a variety of walking routes, quiet lanes and green spaces, with easy access to the wider Nottinghamshire countryside. Nearby attractions such as Clumber Park and the iconic Sherwood Forest provide further opportunities for recreation, whether it's walking, cycling or simply enjoying nature.

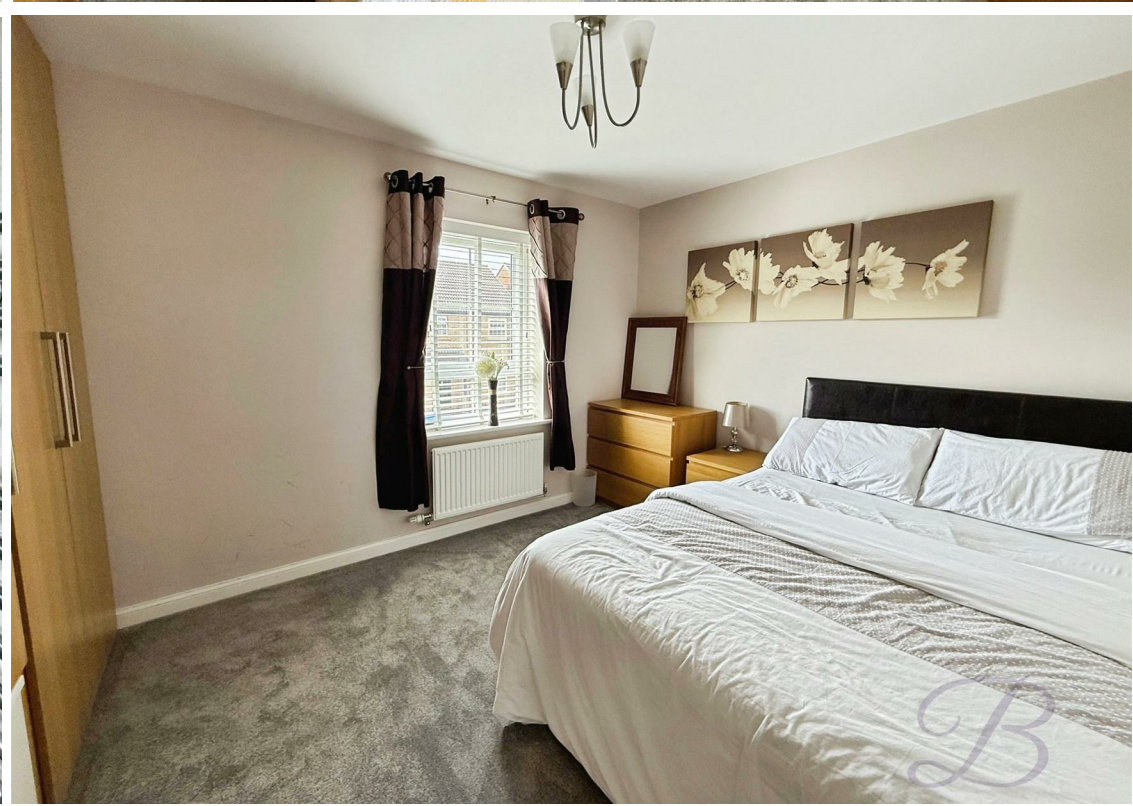
Despite its village setting, Ordsall remains highly connected. Retford railway station offers direct rail services to London King's Cross, Doncaster and Lincoln, making it a practical choice for commuters. Road links are also convenient, with access to the A1 providing straightforward routes to larger towns and cities across the region.

Ordsall is particularly well suited to families, professionals and those looking to move to a quieter, more community-focused environment. With its combination of village charm, access to countryside and strong transport links, it continues to be a desirable and well-balanced location within Nottinghamshire.

### Legal Fees Paid T&c's

The property is being sold through our clients Part Exchange Move Scheme. Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. 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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

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