

# FOR SALE

**23 St Saviours Close, Retford, Notts, DN22 6SA**



A spacious and extended three -bedroom detached bungalow occupying corner plot at head of quiet cul de sac, located within sought after residential area within convenient walking distance of the town center and amenities.

The modern well planned accommodation features gas central heating, double glazing, briefly comprises Entrance porch, Reception Hall, Large Sitting room with feature fireplace, Dining kitchen, utility, Conservatory, Extended master bedroom, Two further bedrooms, bathroom with separate shower, corner plot (approx. 0.0378Hectares (0.093 Acres).and large garage. Early vacant possession, No chain

Retford has excellent communication links with main line train station and is well placed for the surrounding areas major towns and cities

Doncaster 18.2 miles, Lincoln 21.4miles, Newark 15.4 miles , Sheffield 30.1miles, Nottingham 30.7 miles, A1 Ranby 4.2miles,

(All mileages are approximate) Gross Internal Floor Area Approx. 128m2(1381sqft)

**Guide Price: £325,000** early vacant possession

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## LOCATION

St Saviors Close is a small cul de sac development in a popular residential area of the town with convenient distance of the town center and amenities. The property is easily found when leaving the market square along Grove Street, turning left at the traffic lights onto Arlington Way. At the second set of traffic lights turn right onto Moorgate Hill, a short distance after the Brick & Tile public house turn left onto Tiln Lane and right onto Bigsby Road. Take the next right turn into ST Saviours and bear to the left where the property will be found at the head of the Cul de sac, identified by our sale board.

Upvc double glazed door opens into:

Conservatory Porch-tiled floor

Glazed front door

Reception Hall- oak flooring, radiator, coving and ceiling rose, built in cupboard. Access to roof area via loft ladder

Lounge 5.81m(19') x 3.98m(13')- Adam style fireplace inset with Valor Homeflame Super log effect gas fire (Not working), twin plaster display niches, twin ceiling roses and coving, radiator, oak flooring, coving, radiator. Twin Upvc Double glazed windows.

Access to 'L' shaped Oak style Dining Kitchen

Dining Area 4.00m(13' 1'') x 2.94m(9' 7''), oak floor, two radiators, coving and ceiling rose. Book/display shelving.

Kitchen Area 2.86m(9' 4'') x 2.36m(7' 8'') – Range of oak style units comprising Single drainer sink unit set within worktops, cupboards and drawers below, Wall cupboards with cornice over. Leaded China display cabinet, book/display shelving. Four ring gas hob with cooker hood over, Neff electric double oven set in vertical oven housing.

Utility 2.73m (8' 11'') x 1.50m(4' 11'')- Sink unit set into

worktops, cupboards below. Oak strip floor. Main Gas fired Boiler (Installed within last 12 months)

Glazed and panelled hardwood door opens into:

Conservatory 3.35m(10' 11'') x 2.08m(6' 9'')- Tiled floor. Radiator

Bedroom 2 - (Front) 4.09m(13' 5'') x 3.04m(9' 11'') – Radiator. Built in ladies and gentlemen's wardrobes, Upvc double glazed window, oak floor. Chest of drawers

Bedroom 3 (Rear) 4.10(13'5'') x 3.05m(10')- Upvc double glazed window with garden views, radiator, built in ladies and gentlemen's wardrobes with cupboards over, oak flooring.

Bedroom 1 (Rear) 5.75m(18' 10'') x 3.05m(10') narrowing to 2.52m(8'3'')- Radiator, access door to garden, coving & ceiling rose. Incorporating dressing area/study area with fitted cupboards.

Bathroom 2.47m(8' 1'') x 2.09m(6'10'') – Panelled bath, low flush WC, vanity wash basin on stand with cupboards below, tiled walls and floor, separate shower cubicle with plumbed shower, radiator, mirrored bathroom cabinet.

Outside The property is served by a driveway to side by a gated block sett driveway to large detached garage 5.39m(17'8'') x 5.36m(17' 7'') with power and light The property occupies an established corner plot with lawns and shrubs to the front. Enclosed rear garden with rear and side paved terrace, lawn and borders. Approx. 0.0378 Hectares (0.093 Acres).

## General Remarks

### Tenure

The property is understood to be freehold.

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[WWW.PERKINSGEORGEMAWER.CO.UK](http://WWW.PERKINSGEORGEMAWER.CO.UK)

Associated Offices at Retford, Sheffield, Chesterfield & Market Rasen



**Services**

Mains, gas water, electricity and drainage, are understood to be installed. Services have not been checked or tested and purchasers should make their own enquiries.

**Council Tax**

Band D

EPC Band C

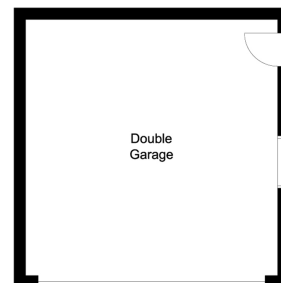
**Viewing**

Strictly by appointment with the agents



Ground Floor

Outbuilding



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2026

**Purchasing This Property**

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

**Money Laundering Regulation 2003**

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.