



## 10 CHERRY HOLT RETFORD

Substantial three bedroom semi detached family home in this favoured residential location. Front aspect living room with log burner, a well appointed breakfast kitchen leading to an L-shaped garden room. There is off road parking for two vehicles and a good sized garden with large timber workshop at the rear of the plot.

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**BROWN & CO**

Property and Business Consultants

**£200,000**

10 CHERRY HOLT, RETFORD, DN22 7LZ

LOCATION

Cherry Holt is on the favoured Hallcroft development and is within comfortable walking distance of the Elizabethan High School as well as local infant and junior schools. There is a co-op convenience store within easy walking distance. The town centre offers comprehensive shopping, leisure and recreational facilities as well as railway services on the London to Edinburgh inter city link. The A1 and A57 are both equidistant linking to the wider motorway network. There are countryside walks close by with good access to the Chesterfield Canal.

DIRECTIONS

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ACCOMMODATION

Composite door to

ENTRANCE HALL with side aspect window, stairs to first floor.

LOUNGE 16'6" x 12'10" (5.07m x 3.96m) front aspect double glazed picture window. Recessed fireplace with fitted multi fuel burner on raised tiled hearth with oak bressummer above. TV and telephone points, cornicing. Brick arch to

BREAKFAST KITCHEN 17'5" x 10'4" (5.32m x 3.16m) dual aspect to side and rear with double glazed windows. Half glazed UPVC door into garden room. An extensive range of base and wall mounted cupboard and drawer units, Belfast sink with mixer tap, space for wine cooler, built-in electric oven and grill above. Ample working surfaces with matching upstand and draining board. Additional floor to ceiling cupboards. Space for American style fridge freezer, central island with a range of matching cupboard and drawers with breakfast bar and matching working surfaces with stainless steel extractor canopy above. Ceramic tiled flooring, doorway to under stairs storage area. Side aspect obscure double glazed window. Wall mounted gas fired central heating boiler. Space and plumbing for washing machine and shelving.

GARDEN ROOM 18'2" x 19'4" (5.54m x 5.90m) maximum dimensions, L-shaped with two sets of double glazed windows overlooking the garden and French doors leading into the garden. Part brick faced walls, exposed ceiling timber, spotlighting. Wall light point. Radiators.

CLOAKROOM with white low level wc, wall mounted hand basin with mixer tap and wall light point.

FIRST FLOOR GALLERY STYLE LANDING with side aspect double glazed window. Access to roof void by way of ladder and is partially boarded. Old school style radiator.

BEDROOM ONE 13'0" x 9'7" (3.97m x 2.94m) measured to front of built-in floor to ceiling wardrobes with hanging and shelving space. Kneehole dressing table unit and telephone point. Front aspect double glazed window. TV aerial lead.

BEDROOM TWO 11'7" x 9'10" (3.56m x 3.04m) rear aspect double glazed window with views to the garden, TV aerial lead.

BEDROOM THREE 9'6" x 7'8" (2.92m x 2.39m) front aspect double glazed window. TV aerial lead. Recessed area ideal for a wardrobe.

BATHROOM 7'9" x 6'3" (2.40m x 1.91m) side aspect obscure double glazed window. Three piece white suite of panel enclosed bath with mixer tap and handheld attachment. Mains fed shower with raindrop shower head. Low level wc, pedestal hand basin, tiled walls, ceramic tiled flooring. Recessed lighting, extractor, contemporary chrome towel rail radiator.

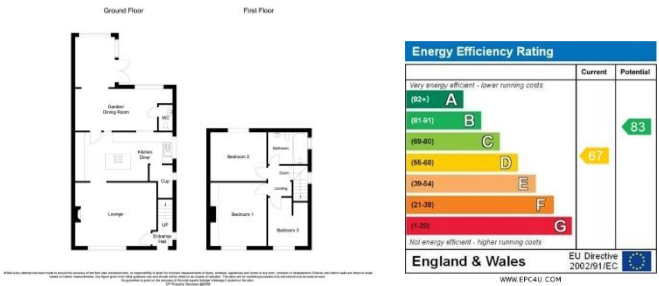
OUTSIDE

The property has been block paved in a herringbone style and provides parking for two vehicles with a wall to one side. Wooden gate giving access to the side and into the rear garden.

The rear garden has a large, paved patio, external water supply and lighting. Fenced to all sides with a good area of lawn. To the rear of the plot there are two large timber sheds/workshops with security lighting and additional side patio for storage.

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 February 2026.



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