



11 WEST PARK PLACE, RETFORD

An immaculately presented 1970's detached family home with a well appointed and modern breakfast/kitchen, through lounge/diner which leads to a conservatory. There is a ground floor WC, garage and ample parking. Enclosed landscaped rear garden

Brown & Co
Retford
01777 709112
retford@brown-co.com

£265,000 freehold

BROWN & CO

Property and Business Consultants

11 WEST PARK PLACE, RETFORD, NOTTINGHAMSHIRE DN22 7PP

LOCATION

The property is close to the town centre and is in a cul de sac of similar properties. The town centre provides comprehensive shopping, leisure and recreational facilities, plus school's for all age groups are all within comfortable distance. The town centre boasts a mainline railway station on the London to Edinburgh line. The A1 is to the west which links to the wider motorway network. Clumber Park National Trust site, is within easy driving distance

ACCOMMODATION

Part glazed uPVC door with obscure glazed slimline window to

ENTRANCE HALL 12'7" x 6' 2" (3.88m x 1.89m) dog leg staircase to first floor with wall light points, under stairs cupboard, BT point, doors to

CLOAKROOM side aspect obscured double glazed window, low level wc, oval hand basin with mixer tap, display space to the side, tiled walls and flooring, chrome towel rail/radiator.

LOUNGE/DINER 23'1" x 12'6" narrowing to 9'5" (7.02m x 3.83m to 2.90m) front aspect double glazed picture window, dado rail, TV point. Attractive sandstone fire surround with fitted electric fire (gas point available). Wall light points.

DINING AREA dado rail hatch to kitchen, double glazed French door to

CONSERVATORY 12'3" x 11'6" (3.75m x 3.53m) brick base with double glazed windows, French doors to the garden, polycarbonate ceiling, tiled flooring.

KITCHEN/BREAKFAST ROOM 12'9" X 9'10" (3.93m x 3.04m) rear aspect double glazed window, an extensive range of white coloured base and wall mounted cupboard and drawer units, single stainless steel sink/drainage unit with mixer tap, space and plumbing for washing machine and dishwasher. Integrated Bosch fridge/freezer, Bosch electric oven and Bosch microwave/combi oven, Bosch four ring gas hob with extractor above. Ample working surfaces, part tiled walls, tiled floor. Half glazed door to side. Cupboard housing wall mounted gas fired central heating boiler.

First floor landing with access to roof void.

BEDROOM ONE 13'1" x 12'6" (3.99m x 3.84m) rear aspect double glazed window, range of fitted bedroom furniture, tv point.

BEDROOM TWO 12'7" x 9'8" (3.88m to recess x 2.99m) front aspect double glazed window.

BEDROOM THREE 9'9" x 8'6" (3.03m x 2.3m) rear aspect double

glazed window, range of fitted bedroom furniture

BATHROOM 12'5" x 6'4" (3.82m x 1.96m) front aspect obscured double glazed window, four piece suite with panel enclosed bath, low level WC, pedestal hand basin with mixer taps, tile enclosed shower cubicle with glazed screen and mains fed shower, tiled walls and floor, airing cupboard with factory lagged hot water cylinder and shelving.

OUTSIDE

FRONT is walled and fenced to all sides. A good are of lawn with shrub/flower borders. Blocked paved driveway with space for 3-4 vehicles. **DETACHED SINGLE GARAGE** with electric roller door, personal door to garden, power and light. From drive wooden gate to

REAR GARDEN fenced to all sides, blocked paved patio and additional pave patio, external water supply and lighting, area of lawn with shrub and flower beds and borders.

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 C **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.

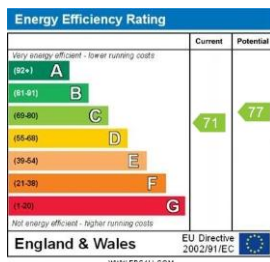
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 March 2026.



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