



16 ALL HALLOWS CLOSE, RETFORD
£400,000

BROWN & CO

16 ALL HALLOWS CLOSE, RETFORD, DN22 7UP

DESCRIPTION

A spacious and immaculately presented four double bedroomed detached family home in this small and favoured exclusive cul-de-sac. The kitchen breakfast room is well appointed and leads into an additional utility room. There is a large dual aspect lounge as well as a separate dining room. The property benefits from a first floor bathroom and shower room as well as an attached double garage. There is scope to extend, subject to usual planning consents and the property sits on landscaped and attractive rear gardens which are southerly facing.

LOCATION

All Hallows Close is a small exclusive development of similar style properties built in the 1970's. There are local amenities within comfortable walking distance, schools for all age groups are close by, as is Retford town centre which provides comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh line. The A1 and A57 are within easy striking distance and link to the wider motorway network. There are good countryside walks accessible and viewing is strongly recommended.

DIRECTIONS

What3words///flying.arrive.hammer

ACCOMMODATION

Part glazed UPVC door to

ENTRANCE HALL 15'6" x 6'9" (4.74m x 2.11m) with solid oak flooring, stairs to first floor landing with under stairs storage area.

CLOAKROOM front aspect double glazed window. Coloured low level wc with matching pedestal hand basin, half tiled walls.

LOUNGE 18'4" x 12'10" (5.61m x 3.95m) front and side aspect double glazed picture windows. Feature polished wood fire surround with Victorian style fireplace and raised marble hearth. TV point.



DINING ROOM 12'4" x 11'9" (3.79m x 3.62m) rear aspect double glazed French doors leading into the garden with matching simline windows and additional side aspect double glazed window. Solid oak flooring, moulded skirtings, TV point.



BREAKFAST KITCHEN 11'9" x 11'9" (3.62m x 3.62m) rear aspect double glazed window. An extensive range of well-appointed dove grey base and wall mounted cupboard and drawer units with integrated fridge, freezer and dishwasher. Space for range style cooker with large Rangemaster extractor canopy above. Ample wood working surfaces, 1 ¼ sink drainer unit with mixer tap, part tiled walls, spotlighting, additional waist height cupboards, vinyl flooring, door to



UTILITY ROOM 10'10" x 8'4" (3.35m x 2.57m) side aspect double glazed window, half glazed door to garden. A good range of cream coloured shaker style base and wall mounted cupboard units. 1 ¼ enamel sink drainer unit, space and plumbing for washing machine and one further appliance. Marble effect working surfaces, vinyl flooring. Cupboard housing the gas fired central heating boiler. Spotlighting, door to

SECOND CLOAKROOM rear aspect obscure double glazed window. White low level wc, wall mounted rectangular hand basin with mixer tap and cupboard below.

FIRST FLOOR

GALLERY STYLE LANDING with additional front aspect window. Access to roof void. Built-in over stairs cupboard with shelving.

BEDROOM ONE 14'7" x 12'10" (4.48m x 3.95m) front aspect double glazed window. A good range of floor to ceiling built-in wardrobes with ample hanging and shelving space, matching side tables and kneehole dressing table unit. TV point.



BEDROOM TWO 12'10" x 11'10" (3.95m x 3.65m) rear aspect double glazed window with views to the attractive garden.

BEDROOM THREE 12'0" x 11'10" (3.68m x 3.65m) rear aspect double glazed window. Corner fitted wardrobes, sockets with USB points.



BEDROOM FOUR 11'10" x 7'9" (3.65m x 2.42m) rear aspect double glazed window with views to the attractive garden. Sockets with USB points.

FAMILY BATHROOM 8'10" x 6'7" (2.73m x 2.05m) side aspect obscure double glazed window. Three piece white suite of P-shaped panel enclosed bath with electric shower, glazed shower screen and mixer taps. Circular inset hand basin with mixer taps and low level wc with concealed cistern, wood grain effect cupboards with ample display surfaces above. Tiled walls, non-slip flooring, recessed lighting and extractor. Corner fitted mirror/medicine cabinet with lighting above.



SHOWER ROOM 6'10" x 5'4" (2.12m x 1.63m) side aspect obscure double glazed window. Corner fitted tile enclosed shower with mains fed shower and glazed screen. Vanity unit with inset sink, mixer tap and cupboards below. Low level wc with concealed cistern. Tiled walls, spotlighting and extractor.

OUTSIDE

The front of the property is open planned and is mainly lawned with resin and brick pathway to front door and leading to the side. Tarmac driveway with brick edging with space for several vehicles and leads to **ATTACHED DOUBLE GARAGE 17'0" x 15'9" (5.22m x 4.85m)** with electric roller door, personal door and window to the rear.

The rear garden is southerly facing, fenced to all sides, full width sculptured Indian stone paved patio with external lighting and water supply with raised brick edging. A good area of sculptured lawn to one side, raised area with space for summer house or shed and seating area. Two additional seating areas, one circular Indian stone paved and the other one is hexagonal. Raised flower and shrub bed to the rear by way of railway sleepers.

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 E.

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.

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.

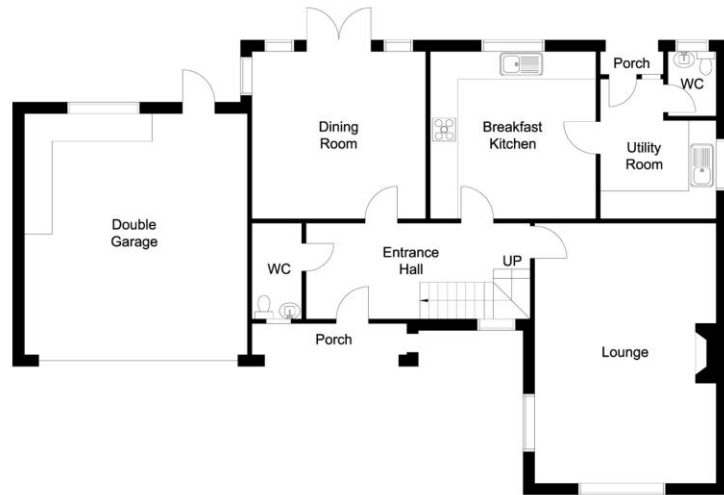
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 May 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



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



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