



9 BREWSTERS WAY, RETFORD

Situated on a bold corner plot with a southerly aspect, is this nicely presented and extended three double bedroom detached bungalow. Favoured residential location to the north of the town centre. Modern kitchen and four piece bathroom suite, plus double garage.

£300,000 freehold

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BROWN & CO

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9 BREWSTERS WAY, RETFORD, NOTTINGHAMSHIRE DN22 7YG

LOCATION

Situated to the north of the town centre in this popular development with local bus services on the doorstep. The hospital and dispensing chemist are within easy access, as is Retford town centre which provides comprehensive shopping, leisure and recreational facilities. Idle Valley is within comfortable distance, as is open countryside. Retford proves a mainline railway station on the London to Edinburgh Inter City line, plus the A1 is to the west linking to the wider motorway network.

ACCOMMODATION

Half glazed uPVC door to

KITCHEN/DINER 17'4" x 11'2" (5.31m x 3.41m) front aspect double glazed oriel bay window. A good range of white coloured base and wall mounted cupboard and drawer units, integrated fridge/freezer, electric oven, four ring gas hob with extractor above. Single enamel sink/drain unit with mixer tap, built in washing machine, ample working surfaces with matching upstands, part tiled walls, tiled flooring. Opens to DINING AREA has a side aspect double glazed window. Leading to

INNER HALLWAY access to roof void, part boarded and with gas fired combination boiler. Doors to

LOUNGE 16'3" x 10'3" (4.96m x 3.15m) front aspect double glazed oriel bay window, Feature ornate fire surround with coal effect gas fire. Wall light points, TV and telephone points. Sliding patio doors to

CONSERVATORY 19'4" x 9'3" (5.90m x 2.82m) brick based double glazed windows and French doors to garden. Southerly aspect. Tiled flooring, polycarbonate ceiling, radiator and wall light points.

BEDROOM ONE 12'9" x 12'1" (3.94m x 3.68m) rear aspect double glazed window, dado rail and TV point.

BEDROOM TWO 11'6" x 11'4" (3.54m x 3.46m) side aspect double glazed window, dado rail.

BEDROOM THREE 12' x 8'3" (3.67m x 2.53m) rear aspect double glazed window, TV point.

BATHROOM 9'4" x 6'9" (2.86m x 2.09m) side aspect obscured double glazed window. Four piece white bathroom suite with panel enclosed bath with mixer tap, tiled shower cubicle with glazed screen and electric shower, pedestal hand basin, low level wc, range of cupboards and shelving, tiled walls.

OUTSIDE

Located on a bold corner plot which is fenced to the front and sides. Large areas of lawn with pebbled and brick edge bed with ornamental well established shrubs. Pattern impressed concrete path to front door and rear. Wall and gate separating the side and front garden. This in turn leads to the

REAR GARDEN which is high fenced and large iron gates with central pedestrian gate. The rear is patterned impressed concrete and can provide off road parking for 3 – 4 vehicles, this in turn leads to a concrete sectional **DETACHED DOUBLE GARAGE** with twin up and over doors. External lighting and water supply.

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.

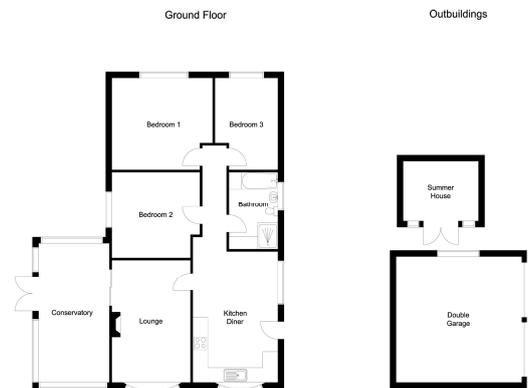
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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