



## 55 WEST PARK PLACE, RETFORD

A 1970's detached family home being sold for the first time since new. A through lounge/dining room leads to a conservatory. There is a ground floor shower room and WC, and ample parking, plus garage. Bold corner plot

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**£250,000 freehold**

**BROWN & CO**

Property and Business Consultants

# 55 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

uPVC door with obscure glazed slimline window to

**ENTRANCE PORCH 6'7" x 6' (2.03m x 1.83m)** side aspect double glazed window, wall light point and door to

**SHOWER ROOM** side aspect obscured double glazed window, shower cubicle with mains fed shower, aquaboard surround, glazed screen, towel rail/radiator.

**ENTRANCE HALL** laminate flooring, dog leg staircase with large side aspect double glazed window to first floor. Under stairs storage area. Doors to

**LOUNGE 12'8" x 12'4" (3.90m x 3.79m)** front aspect double glazed picture window, TV and BT points. Stained wood fire surround with fitted electric fire. Wall light points, square arch to

**DINING ROOM 9'6" x 9'6" (2.94m x 2.94m)** sliding aluminum patio doors to

**CONSERVATORY 9'7" x 9'7" (2.96m x 2.96m)** brick base with double glazed windows, French doors to the garden, wall light points.

**KITCHEN/BREAKFAST ROOM 13'2" X 9'10" (4.01m x 3.04m)** rear aspect double glazed window, a good range of base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, space ad plumbing or washing machine and two further appliances, built in electric oven and grill, four ring gas hob with extractor over, ample working surfaces and matching breakfast bar, wall mounted gas fired combination central heating boiler, tiled walls, recessed lighting, half gazed door to side.

First floor landing with access via ladder to half boarded roof void.

**BEDROOM ONE 13'2" x 11'8" (4.02m x 3.58m)** rear aspect double glazed window, range of fitted bedroom furniture, wall light points.

**BEDROOM TWO 10'2" x 9'9" (3.11m x 3.03m)** front aspect double glazed window, range of fitted bedroom furniture.

## IMPORTANT NOTICES

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**BEDROOM THREE 10'1" x 8'6" (3.07m x 2.3m)** rear aspect double glazed window full length range of fitted wardrobes.

**BATHROOM 10'5" x 6'4" (3.19m x 1.96m)** front aspect obscured double glazed window, four piece suite with corner fitted panel enclosed bath with hand held shower attachment/tap, low level WC, pedestal hand basin, enclosed shower cubicle with glazed screen and aquaboard surrounds with main fed shower, part tiled walls, recessed lighting, storage cupboard.

## OUTSIDE

**FRONT** the property sits on a bold corner plot with dwarf brick wall surround, good area of lawn and established shrub and flower beds and borders. **DRIVEWAY** with space for several vehicles leading to attached **CAR PORT** via wooden gates and this leads to **DETACHED SINGLE GARAGE** with u and over door and side aspect window, Personal gate from the drive to

**REAR GARDEN** which is fenced and high hedged to all sides, good sized paved patio, external water supply and lighting, ornamental fish pond with rockery surround, pebbled seating area, established shrubbery.

## 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 D **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.

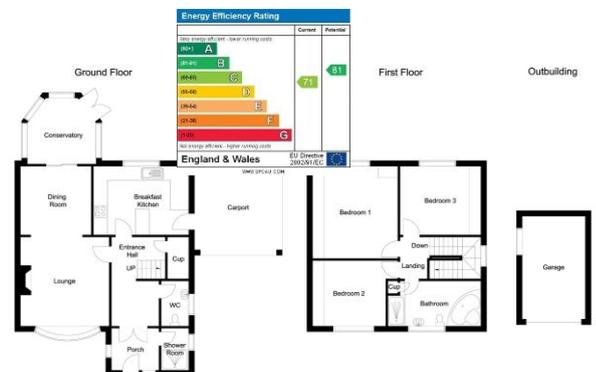
**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

**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.



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 shown as built based on interior measurements. Any figure given is for reference only and should not be relied on as a basis of valuation. The plans are for marking purposes only and should only be used as such. All guarantees & plans on the Energy & Environmental Register of the Local Authority are shown on this plan. CP Property Services ©2026