



8 EDGBASTON DRIVE, RETFORD
£350,000

BROWN & CO

8 EDGBASTON DRIVE, RETFORD, DN22 7LN

DESCRIPTION

An immaculately presented five bedroom detached family home on this popular modern development. Main feature includes the open plan kitchen dining living room which has been upgraded by the original owner and on the top floor is a large master bedroom suite providing bright airy accommodation as well as ample storage and en suite facilities. There is a driveway for two cars side by side as well as an integral garage and a mainly walled rear garden.

LOCATION

Edgbaston Drive is situated on this very popular development and provides good access to the school on Ordsall Road as well as accessibility to Retford town centre with its comprehensive shopping, leisure and recreational facilities and within comfortable walking distance of the mainline railway station. There are good links to the A1 and A57 linking to the wider motorway network and good countryside walks are available via the Chesterfield Canal and River Idle.

DIRECTIONS

What3words:///when.over.casino

ACCOMMODATION

Part glazed composite door to

ENTRANCE HALL 18'2" x 6'4" (5.54m x 1.96m) with stairs to first floor landing, under stairs storage.

CLOAKROOM with white low level wc, pedestal hand basin with mixer tap and tiled splashback, extractor.

KITCHEN DINING LIVING ROOM 27'5" x 9'2" (8.38m x 2.79m)

Kitchen area rear aspect double glazed window, part glazed composite door to side. A comprehensive range of white coloured base and wall mounted cupboard and drawer units. Integrated dishwasher and washer dryer. Built-in Neff electric oven with four ring halogen hob above, stainless steel splashback and matching

Neff canopy. Space for American style fridge freezer. Herringbone style laminate flooring, ample working surfaces with tiled splashback, spotlighting.



Dining area banquet built seating with storage and display shelving which is on wheels and separates the **Living area** which has a front aspect double glazed window with matching flooring. Contemporary radiator and TV point.



LOUNGE 16'5" x 15'2" (5.04m x 4.62m) rear aspect double glazed French windows leading into and overlooking the garden.

Bespoke built-in floor to ceiling cupboards and book shelving. TV point.



FIRST FLOOR

GALLERY STYLE LANDING built-in airing cupboard with Range Tribune hot water cylinder and shelving for storage. Additional built-in storage cupboard. Door to **INNER LANDING** with front aspect double glazed window and stairs to second floor.

BEDROOM TWO 12'7" x 9'2" (3.88m x 2.79m) front aspect double glazed window. Floor to ceiling built-in wardrobes with partially mirror fronted sliding doors.



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BEDROOM THREE 12'5" x 8'0" (3.82m x 2.45m) rear aspect double glazed window.

BEDROOM FOUR 12'5" x 9'0" (3.82m x 2.78m) front aspect double glazed window. Built-in floor to ceiling wardrobes with partially glazed mirror fronted sliding doors.

BEDROOM FIVE 9'3" x 8'2" (2.83m x 2.49m) (currently used as an office). Rear aspect double glazed window with views to the garden.

FAMILY BATHROOM 9'3" x 6'7" (2.83m x 2.05m) rear aspect obscure double glazed window. Four piece white suite of panel enclosed bath with contemporary mixer tap, low level wc, pedestal hand basin with mixer tap and tiled splashback, separate tile enclosed shower cubicle with bifold glazed door, mains fed shower with raindrop shower head and handheld attachment. Towel rail radiator.



SECOND FLOOR LANDING

MASTER BEDROOM SUITE 20'6" x 12'4" (6.27m x 3.78m) two double glazed front aspect windows and rear aspect velux double glazed window. Spacious bedroom with mezzanine style overlooking the stairwell. **Dressing area 10'6" x 6'2" (3.23m x 1.89m)** measured to front of good range of built-in wardrobes with

ample hanging and shelving space. Room for a dressing table. Double glazed window with views to the cricket field. Door to



EN SUITE SHOWER ROOM 9'5" x 6'8" (2.91m x 2.06m) rear aspect double glazed Velux window. Tile enclosed shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Pedestal hand basin with mixer tap and tiled splashback, low level wc, laminate flooring, coloured contemporary radiator, spotlighting and extractor.



OUTSIDE

The front is open plan with a small area of lawn with shrubs. Driveway with space for two cars side by side. **INTEGRAL SINGLE GARAGE** with up and over door, power, light and wall mounted gas fired central heating boiler.

There is pedestrian access to the side of the property with a gate leading to the rear garden.

The rear garden is mainly walled with high laurel hedging. Small paved patio, external water supply and lighting. A good area of lawn and with a selection of established shrub, flower beds and borders. Additional side patio.

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.

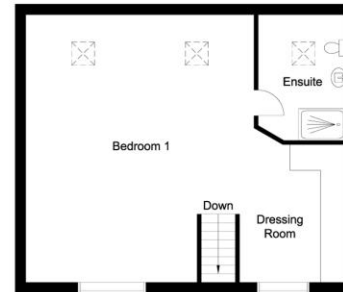
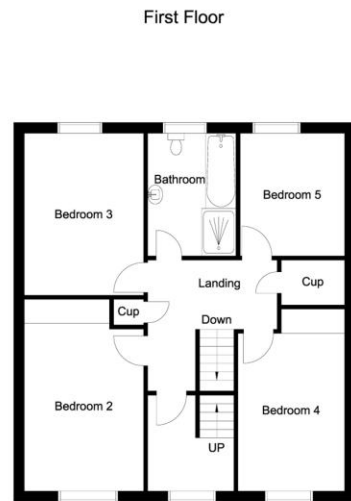
Viewing: Please contact the Retford office on 01777 709112.

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 June 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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