



3 BRAMBLE ROAD
£325,000

BROWN & CO

3 BRAMBLE ROAD, RETFORD, DN22 7EY

DESCRIPTION

A four bedroom detached family home requiring some cosmetic attention in this favoured residential location to the south of Retford town centre. The property has three good sized reception rooms, good sized enclosed garden as well as being in the catchment area of Bracken Lane school. There is an attached single garage and additional parking.

LOCATION

Bramble Road is on the fringes of Retford town centre and is within comfortable distance of local walks and the countryside. Retford town centre provides comprehensive shopping, leisure and recreational facilities as well as mainline railway services on the London to Edinburgh intercity link. There are schools close by on Bracken Lane and Thrumpton Lane and Retford also boasts good access to the A57 and A1 linking to the wider motorway network.

DIRECTIONS

What3words:///lowest.punks.piper

ACCOMMODATION

Open entrance with tiled floor and double glazed door with obscure glass into

ENTRANCE HALL dog legged turning staircase to first floor landing with under stairs storage cupboard.



CLOAKROOM side aspect obscure double glazed window, white low level wc, wall mounted hand basin with tiled splashback.

LOUNGE 19'9" x 11'0" (6.08m x 3.36m) triple aspect to front, side and rear with sliding patio doors into the garden. Feature stained wood fire surround with wall mounted gas fire (not tested). TV point, wall light points. Sliding double doors into



DINING ROOM 10'9" x 9'8" (3.32m x 2.99m) rear aspect double glazed picture window. Fitted shelved cupboard and reeded glass return door to hallway.



OFFICE/PLAYROOM 8'3" x 7'9" (2.54m x 2.40m) front aspect double glazed window.



KITCHEN 10'9" x 8'9" (3.32m x 2.70m) rear aspect double glazed window with views to the garden. A good range of base and wall mounted cupboard and rawer units, 1 ¼ sink drainer unit with mixer tap, space and plumbing below for washing machine. Space for free standing cooker. Integrated fridge and freezer. Ample working surfaces, part tiled walls, wall mounted Ideal Logic gas fired central heating boiler. Half glazed door to side.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112| retford@brown-co.com

FIRST FLOOR LANDING with front aspect double glazed obscure window. Access to good sized roof void.



BEDROOM ONE 12'8" x 10'4" (3.91m x 3.18m) front aspect double glazed picture window.



BEDROOM TWO 10'9" x 10'3" (3.33m x 3.14m) dual aspect with picture window to front and window to side.

BEDROOM THREE 12'9" x 9'2" (3.92m x 2.80m) rear aspect double glazed window. Built-in wardrobe with hanging and shelving and cupboard above. Separate airing cupboard with factory lagged

hot water cylinder and fitted immersion. View to the garden and distant countryside views.



BEDROOM FOUR 11'0" x 9'2" (3.38m x 2.81m) dual aspect with side aspect double glazed window and double glazed picture window overlooking the garden and countryside views.

BATHROOM 6'9" x 5'6" (2.10m x 1.71m) rear aspect obscure double glazed window. Three piece coloured suite of panel enclosed bath with electric shower over, bifold glazed screen. Pedestal hand basin and low level wc. Part tiled walls, extractor. Storage heater.



OUTSIDE

The front is open planned with a good area of lawn. Tarmacadam driveway with space and turning point for 2-3 vehicles. There is a garden to the side of the property which is open plan and lawned. Personal gate giving access to the rear garden.

The rear garden is fenced to all sides, paved patio area with external water supply and lighting. Mainly lawned with some shrub borders. Accessed from St Stephens Road is a brick built SINGLE GARAGE with up and over door and personal door to the garden. Space to the side which could provide additional parking or space for a caravan. Pedestrian gate giving access. To the rear of the plot is a paved patio area.

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 F.

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.

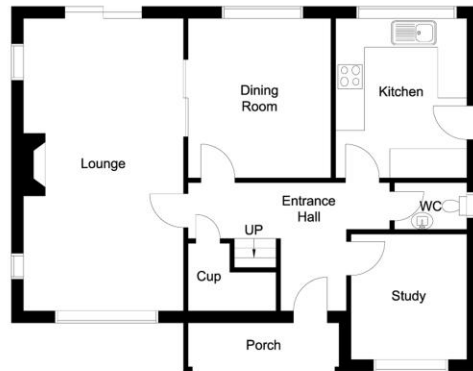
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

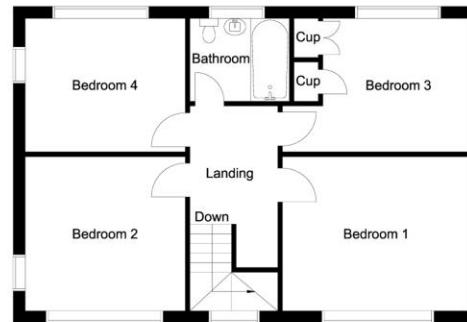
These particulars were prepared in August 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

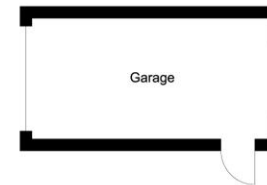
Ground Floor



First Floor



Outbuilding



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



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO