



77 OAKDALE ROAD RETFORD

An immaculately presented four bedroom town house with views to adjoining open land and the green to the front. Well appointed kitchen/dining room and first floor lounge with views. En suite to the master bedroom. Landscaped gardens, Popular development

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BROWN & CO

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£245,000 freehold

77 OAKDALE ROAD, RETFORD, NOTTINGHAMSHIRE DN22 7GX

LOCATION

Oakdale Road is situated to the north of Retford town centre with comprehensive shopping, leisure and recreational facilities plus a mainline railway station. There are local amenities on nearby Hallcroft Road. Schools for all age groups are within comfortable distance, as are open countryside walks.

ACCOMMODATION

Half glazed composite door to **ENTRANCE HALL** with stairs to the first floor, side aspect double glazed window, door to garage and doors to

CLOAKROOM side aspect obscure double glazed window, white low level WC, vanity unit with inset sink with mixer tap and cupboard and drawers below, tiled splashback.

KITCHEN/DINING ROOM 15'7" x 11'3" (4.79m x 3.43m) rear aspect double glazed sliding doors to the garden and rear aspect double glazed window. A comprehensive range of base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink/drain unit with mixer tap. Space and plumbing for dishwasher, integrated electric double oven, four ring gas hob with extractor above. Space for upright fridge/freezer, ample working surfaces, part tiled walls, wall mounted gas fired boiler.

First floor gallery style landing with stairs to second floor, dual aspect double glazed windows with views to the adjoining open space and green. Built in storage cupboard.

LOUNGE 15'8" x 11'4" (4.81m x 3.46m) two rear aspect double glazed windows with views to the green, television point.

BEDROOM ONE 11'4" x 9'42" excluding deep recess (3.47m x 2.87m) front aspect double glazed French door with Juliet balcony, views to the green, deep recess used for clothes hanging space, television and telephone points, door to

EN SUITE SHOWER ROOM enclosed shower cubicle with mains fed shower, glazed door, aqua board surround, low level wc, pedestal hand basin with tiled splashback, extractor.

SECOND FLOOR LANDING side aspect double glazed window, built in storage cupboard, access to roof void which is part boarded. Doors to

BEDROOM TWO 13'6" x 9'3" (4.15m x 2.84m) two front aspect double glazed windows with views to the open space and to the green. Over stairs cupboard.

BEDROOM THREE 11'4" x 8'10" (3.47m x 2.73m) rear aspect double glazed window with views to the open space.

BEDROOM FOUR 11'42 x 6'6" (3.47m x 2.00m) rear aspect double glazed window with views to the open space.

BATHROOM three piece white suite with panel enclosed bath with mixer tap and electric shower over, low level wc, pedestal hand basin with mixer tap, part tiled walls, extractor.

OUTSIDE

FRONT is open planned and has an **INTEGRAL GARAGE** with up and over door, power and light and to the rear there is space and plumbing for washing machine and tumble drier, working surfaces, range of cupboards, door to entrance hall. Space in front of the garage for two vehicles, small shrub area and side access via gate to

REAR GARDEN which has been landscaped and is fenced to all sides, patio area with external water supply and lighting, sculpted area of lawn, established shrub borders timber shed and summer house.

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 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.

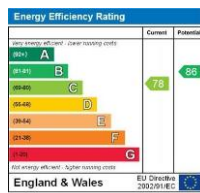
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.



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