



4 DURHAM GROVE RETFORD

A substantial two bedroom detached bungalow requiring some modernisation in this popular no through road on the fringes of Retford town centre. There is a large dual aspect lounge dining room, good sized entrance hall/study area as well as a rear aspect sunroom. The property also benefits from a larger than average single garage and a manageable rear garden.

OFFERS IN THE REGION £200,000

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BROWN & CO

Property and Business Consultants

4 DURHAM GROVE, RETFORD, DN22 6ST

LOCATION

The property enjoys frontage to Durham Grove, a highly regarded residential location lying off Tiln Lane towards the periphery of the town. Whilst open countryside and the Chesterfield Canal are on hand to explore the surrounding area, town centre amenities are also within a short drive.

Retford is an attractive market town boasting a full range of residential amenities and particularly good transport links.

The A1M lies to the west from which the wider motorway network is available, there is a direct London to Kings Cross rail service (approx. 1hr 30 mins) and air travel is convenient via nearby international airport of Nottingham East Midlands.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words://trader.blast.spell

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE HALL/STUDY AREA 9'0" x 8'0" (2.77m x 2.48m) with two large double glazed picture windows, gas convector heater, ornate arch into

INNER HALLWAY 11'4" x 7'0" (3.48m x 2.17m) irregular shape, telephone point.

LOUNGE DINING ROOM 18'7" x 11'9" (5.71m x 3.64m) front aspect double glazed picture window and sliding aluminium double glazed doors into the sunroom. Feature tiled fireplace with matching hearth and gas coal effect living flame fire. Wall light points, TV point.

KITCHEN 12'4" x 8'0" (3.78m x 2.45m) rear aspect double glazed window and three quarter double glazed door leading into the sunroom. Range of base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit, space for free standing cooker with extractor. Working surfaces, built-in floor to ceiling shelved cupboard. Tiled walls.

SUNROOM 34'3" x 6'0" (10.44m x 1.86m) with polycarbonate ceiling. Three large double glazed windows. French doors and single stable door into the garden. Cupboard. External lighting.

UTILITY 12'4" x 5'9" (3.79m x 1.79m) rear aspect obscure double glazed window. Floor to ceiling cupboard. Space and plumbing for washing machine and numerous appliances. Additional store cupboard.

IMPORTANT NOTICES

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BEDROOM ONE 11'0" x 10'10" (3.39m x 3.34m) front aspect double glazed window. A range of fitted bedroom furniture.

BEDROOM TWO 10'9" x 8'4" (3.33m x 2.55m) rear aspect double glazed window into the sunroom.

SHOWER ROOM side aspect obscure double glazed window. Corner fitted shower cubicle, pedestal hand basin, tiled walls. Single bar electric heater. Shaver socket. Cupboard housing Ideal Logic wall mounted gas fired central heating combination boiler.

SEPARATE WC side aspect obscure double glazed window. White low level wc. Tiled walls. Access to roof void.

OUTSIDE

The front garden is walled and hedged to all sides. Two five bar gates leading to the driveway with space for 2-3 vehicles. The garden is low maintenance with some established shrub and flower borders. The driveway leads to **ATTACHED SINGLE GARAGE** with electrically operated roller door with power, light and door into the rear sunroom.

The rear garden is fenced to all sides, mainly paved for low maintenance with raised shrub, flower beds and borders. Aluminium greenhouse and attached Garage/Workshop.

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 C.

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 June 2025.

