



4 EMSWORTH AVENUE RETFORD

A modern three bedroom semi detached house in this small, favoured cul-de-sac on the northern fringes of Retford town centre. Good sized front aspect lounge with multi fuel burner and modern kitchen dining room leading directly to the garden. There is off road parking for 2-3 vehicles a good sized enclosed garden.

£170,000

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4 EMSWORTH AVENUE, RETFORD, DN22 7SU

LOCATION

Emsworth Avenue is to the north of Retford town centre and has local amenities close by on Hallcroft Road such as post office and fish and chip shop as well as a co-op convenience store. There are schools for all age groups within comfortable distance as well as access to local dog walks via the Chesterfield Canal. Retford has comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. The A1 and A57 are also within comfortable distance linking to the wider motorway network.

DIRECTIONS

What3words:///shift.agrees.waters

ACCOMMODATION

Part glazed UPVC door to

ENTRANCE PORCH with brick faced walls, wood clad ceiling, part glazed wooden door into

LOUNGE 14'4" x 12'4" (4.38m x 3.77m) front aspect double glazed picture window. Stairs to first floor landing. Feature recessed fireplace with tiled surround, multi fuel burner on raised marble effect hearth. Laminate flooring.

KITCHEN DINING ROOM 14'4" x 11'0" (4.38m x 3.38m) rear aspect double glazed picture window. Part glazed UPVC door. A good range of cream coloured base and wall mounted cupboard and drawer units. Belfast sink with mixer tap, space and plumbing below for washing machine, built-in electric oven with four ring electric hob. Ample working surfaces, laminate flooring, deep under stairs storage cupboard. Space for upright fridge freezer. Part tiled walls.

FIRST FLOOR

GALLERY STYLE LANDING recessed lighting, built-in over stairs storage cupboard with control for central heating boiler.

BEDROOM TWO 11'0" x 8'7" (3.38m x 2.64m) rear aspect double glazed window with views to the garden, recessed lighting.

BEDROOM ONE 12'2" x 8'7" (3.72m x 2.64m) front aspect double glazed window, recessed lighting.

BEDROOM THREE 7'8" x 5'5" (2.39m x 1.69m) front aspect double glazed window. Access to roof void, partially boarded and houses the gas fired central heating combination boiler.

BATHROOM 6'8" x 5'5" (2.08m x 1.68m) rear aspect obscured window, three piece white suite with wood panel enclosed bath, electric shower over, corner vanity unit with mixer tap and tiled splashback with cupboard below, low level wc, part tiled walls, recessed lighting.

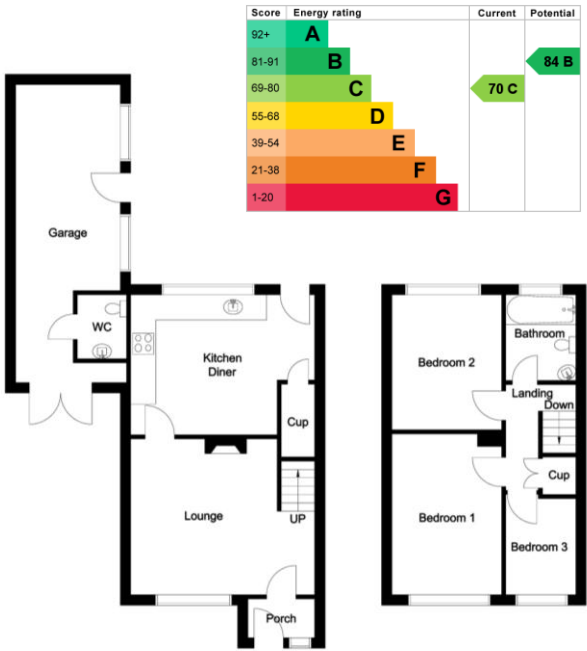
OUTSIDE

The front is fenced and hedged to all sides. Dropped kerb giving access to the concrete and paved driveway with space for 2-3 vehicles. A range of high established shrubs to one side. The drive leads to an additional area to the concrete sectional extended SINGLE GARAGE/WORKSHOP 26'0" x 8'3" (7.96m x 2.52m) with wooden double doors, personal door to garden and window. CLOAKROOM with white low level wc and wall mounted hand basin.

The rear garden has a full width patio with external lighting. Wooden fencing and access to the main garden which is lawned with central steps to the rear garden which has an additional patio and timber shed.

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 A. 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 August 2026.



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