



14 OAKDALE ROAD, RETFORD  
£295,000

BROWN & CO

# 14 OAKDALE ROAD, RETFORD, NOTTINGHAMSHIRE DN22 7GX

## DESCRIPTION

A recently redecorated detached four-bedroom family home on this popular modern development. Dual aspect lounge/ dining room, conservatory, plus modern kitchen with utility and cloakroom. Family bathroom and refitted en suite facilities to the main bedroom in 2023. Off road parking for two vehicles, single garage, pedestrian access all around the property plus a good-sized rear garden. Newly installed windows and doors in 2023. New flooring throughout. Security and fire alarm systems.

## 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 door to

**ENTRANCE HALL** with wood grain effect laminate flooring, stairs to first floor, half glazed door to

**LOUNGE 14'1" x 11'7" (4.29m x 3.57m)** front aspect double glazed bay window with fitted blinds, wall mounted Plasma gas fire, TV point. Square arch to



**DINING ROOM 9'7" x 8'7" (2.94m x 2.65m)** rear aspect double glazed sliding doors into



**CONSERVATORY 9'5" X 9'3" (2.90M X 2.65M)** mainly brick based with double glazed windows, French doors into the garden, tinted glass roof with reflective blinds, wood effect laminate flooring. From dining room, half glazed door to



**KITCHEN 10'10" x 9'6" (3.34m x 2.82m)** rear aspect double glazed window overlooking the rear garden. A good range of beech coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink/drainer unit with mixer tap, integrated

dishwasher below. Black polished granite worksurfaces and splash backs. Hotpoint electric oven and five ring gas hob with extractor above. Ample working surfaces with matching upstands, part tiled walls. Extractor, door to under stairs storage cupboard, TV point, arch to



**UTILITY ROOM** side aspect half glazed door to side. Space and plumbing for washing machine and one further appliance with working surface above. New wall mounted condensing gas fired boiler. Part tiled walls. Double wall mounted cupboard. Door to

**CLOAKROOM** rear aspect obscure double glazed window, white low level wc with concealed cistern, wall mounted hand basin with tiled splash back, Double wall mounted cupboard.

First floor landing with access to roof void, built in cupboard, doors to

**BEDROOM ONE 12' x 11'10" (3.66m x 3.65m)** front aspect double glazed window, double wardrobe, door to



**EN SUITE SHOWER ROOM** front aspect obscured double glazed window. Refitted in 2023 and corner fitted shower cubicle with mains fed shower, glazed screen and aqua board surround, vanity unit with inset sink, mixer tap and drawers below, low level wc, tiled walls and floor, extractor. Chrome towel rail/radiator



**BEDROOM TWO 10'1" x 8'2" (3.08m x 2.45m)** rear aspect double glazed window with views to the garden. Wood effect laminate flooring, single built in wardrobe.



**BEDROOM THREE 10'2" x 8'4" (3.10m x 2.56m)** front aspect double glazed window, built in over stairs wardrobe, TV aerial lead



**BEDROOM FOUR 8'6" x 7'6" (2.61m x 2.31m)** rear aspect double glazed window, TV aerial lead

**FAMILY BATHROOM** rear aspect obscure double glazed window, three piece white suite with panel enclosed bath with mixer tap, electric shower, pedestal hand basin, low level wc with concealed cistern, part tiled walls, laminate floor, extractor.

**OUTSIDE** Front is open planned with pebbled area with shrubs, hedging to one side and pedestrian access to the rear via a gate. Driveway with space for two vehicles in turn leading to **INTEGRAL SINGLE GARAGE** with up and over door, power and light. Ample wall and storage cupboards with worktops.

**REAR GARDEN** is fenced to all sides. Paved patio with external light, power sockets and water supply. Pebbled bed, a good areas of lawn, two additional small paved patios and shrub beds and borders.

## 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 D.

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.

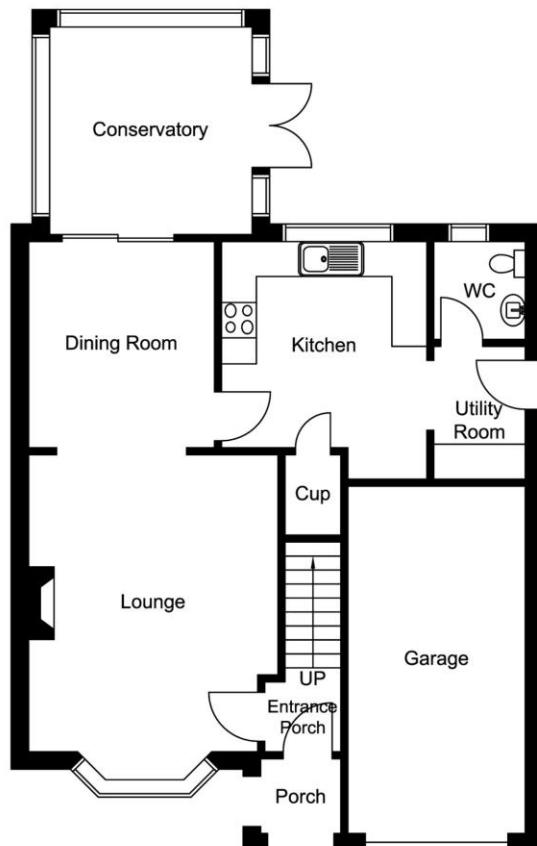
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

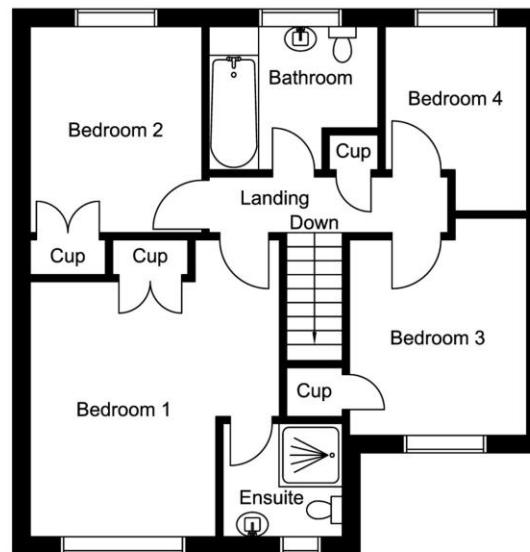
These particulars were prepared in December 2025..

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(A)	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not energy efficient - higher running costs	
73	83
England & Wales	EU Directive 2002/91/EC
www.EFC4U.com	

## Ground Floor



## First Floor



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.



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