



81 GALWAY CRESCENT, RETFORD
£325,000 freehold

BROWN & CO

81 GALWAY CRESCENT, RETFORD, NOTTINGHAMSHIRE DN22 7XU

DESCRIPTION

An extended and immaculately presented three bedroom detached bungalow offering generously proportioned accommodation throughout. The property has been rewired, had a new central heating system and boiler (2020) and new windows. The property benefits from underfloor heating and a large well appointed open planned kitchen/dining/living room, along with a large utility room. The property has been sympathetically modernised by the current owners to a high specification. Externally, there is ample off road parking, a nice size garden giving direct access to the Chesterfield Canal tow path.

LOCATION

Galway Crescent is situated to the north of Retford town centre which provides comprehensive shopping, leisure and recreational facilities along with schools for all age groups close by.

The hospital and pharmacy are within comfortable distance, and a local bus service is available from Galway Crescent. Idle Valley is within comfortable distance for local walks which are also accessible from the Chesterfield Canal.

Retford also boasts a mainline railway station on the London to Edinburgh Line and the A1 is also accessible.

ACCOMMODATION

Part glazed composite door with slimline side window to

ENTRANCE HALL 11'5" x 5'8" (3.50m x 1.78m) cupboard housing meters, laminate floor with underfloor heating, part panelled walls, recessed lights and opens to



KITCHEN/DINING/LIVING ROOM

Kitchen 10'7" x 10'6" (3.27m x 3.26m) side aspect double glazed window A well well-appointed Howdens kitchen in marine blue, offering an extensive range of base and wall mounted cupboard and drawer units. Inset sink with mixer tap, ample quartz working surfaces with part tiled walls. integrated larger fridge, built in double oven, four ring gas hob with extractor above, matching laminate flooring with under floor heating, recessed lighting and opens to



Living/Dining Room 24'4 x 13'1 (7.45m x 3.98m) vaulted ceiling and with double glazed bi-fold doors into the garden, hi level velux window, recessed lighting. Media wall with acoustic walls, television point. Laminate flooring with under floor heating.



UTILITY ROOM 10'7" x 5'9" (3.27m x 1.81m) side aspect double glazed window. A good range of white coloured cupboard units, incorporating a integrated larder freezer, gas fired combination boiler, space and plumbing for washing machine and tumble drier, working surfaces with tiled splash back. Tiled floor, telephone point. Access to roof void. Recessed lighting.



BEDROOM ONE 11'4" x 10'8" (3.47m x 3.29m) front aspect double glazed window, full length range of fitted wardrobes.



BEDROOM TWO 12' x 10'8" (3.67m x 3.29m) side aspect double glazed window. Television aerial lead.



BEDROOM THREE 10'8" x 7'8" (3.30m x 2.38m) front aspect double glazed window. Television aerial lead.

BATHROOM 7'1" x 6'3" (2.17m x 1.92m) side aspect obscure double-glazed window. Three piece white suite with panel enclosed bath with black contemporary mixer tap and mains fed shower with raindrop shower head, black trimmed glazed shower screen. Vanity unit with inset sink and mixer tap and cupboard below with low level WC with concealed cistern. Part tiled walls and tiled flooring. Extractor fan and anthracite towel rail/radiator.



OUTSIDE the front garden has fencing to all sides and is blocked paved with parking for 4 vehicles. Gate leading to side garden which is paved with Indian sand stone slabs, stoned edging and external lighting and water supply. This then leads to the

REAR GARDEN which is fenced to all sides, has a good area of lawn, plus matching Indian sand stone full width sculpted patio. There is a small shed and to the rear, there is gated access to a small away garden leading to the Chesterfield Canal tow path.

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.

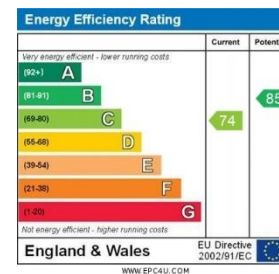
Viewing: Please contact the Retford office on 01777 709112.

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 February 2026.





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 of 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