



10 WEST COURT, RETFORD
£395,000

BROWN & CO

10 WEST COURT, RETFORD, DN22 7BQ

DESCRIPTION

Lovingly maintained, upgraded regularly and extended, this is a stunning detached bungalow nestled in a rarely available location.

The light filled living space delivers a flexible two bedroom layout of good specification.

Accommodation commences with an entrance hall to the side of which is a front aspect lounge having focal fireplace. To the rear is a fine day room which is multi-functional, perhaps suitable as an occasional third bedroom. This opens directly on to the rear garden.

The kitchen has been refitted with an excellent range of cream units by Harvey Jones with solid timber accents internally. The kitchen delivers ample dining space and an array of quality integrated appliances.

The master bedroom lies within the rear extension, this has a wonderful en suite shower room and direct garden access. The second bedroom is generously proportioned with a range of in-built wardrobes and is served by a luxuriously appointed principal bathroom which includes a useful utility cupboard.

The external grounds of this property are a particular feature being exceptionally well presented with mature landscaping. There is a good side gated driveway terminating at a substantial brick pillared carport and single garage.

The high calibre specification includes solid hardwood internal doors, electric background heating and running efficiencies of this home are enhanced by roof mounted solar.

LOCATION

The property is nestled towards the head of the exclusive cul-de-sac of West Court just off North Road. As such the shops, bars, restaurants and facilities of the town centre are within walking distance and the primary care centre is on hand too.

Retford boasts a full range of amenities and is ideally placed for the areas excellent transport links with the A1M lying to the west from which the wider motorway network is available and London Kings Cross is in easy reach via a direct rail service (approx. 1hr 30 mins).

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

DIRECTIONS

What3words:///envy.dates.noon

ACCOMMODATION

ENTRANCE HALL useful cloaks cupboard. Access hatch to roof void with fitted loft ladder.

LOUNGE 16'2" x 13'10" (4.91m x 4.23m) with focal contemporary marble fireplace hosting electric fire. Front aspect and double doors returning to hallway.



OPEN PLAN DINING KITCHEN 24'2" x 11'0" to 10'5" (7.36m x 3.35m to 3.19m) light and airy including part vaulted ceiling with Velux roof windows. Refitted with comprehensive range of Harvey Jones units finished in cream with internal timber accents. The base units are surmounted by a combination of granite worktops and woodblock working surfaces. Inlaid 1.5 sink unit by Franke.

Quality appliance package including Bosch double oven, integrated microwave, induction hob and contemporary chimney style extractor. Plumbing for dishwasher, side access door, further versatile larder cupboard with convenient access to rear of the bathroom utility cupboard.



DAY ROOM 14'0" x 12'0" (4.26m x 3.66m) multi-functional with patio door opening directly to rear garden.

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Day Room

MASTER BEDROOM 13'8" x 13'8" (4.16m x 4.16m) light and airy with direct garden access and off to



EN SUITE SHOWER ROOM with square showering enclosure having mermaid aqua boarding. Basin, wc, finished in white and light tones. Tiled flooring, heated towel rail.

BEDROOM TWO 12'0" x 11'9" (3.66m x 3.59m) measured to front of in-built pine wardrobes, front aspect.



BATHROOM luxuriously appointed with further suite in white including panelled bath with bath/shower mixer tap. 1350 separate showering enclosure with mermaid aqua boarding, wc and basin. Co-ordinating tiling in light tones to complement. Utility cupboard hosting appliance space for washing machine and access to the rear from the dining kitchen. Heated towel rail.



OUTSIDE

A particular feature of this property is its stunning plot, generously proportioned, maturely and beautifully landscaped.

To the front is an open plan lawned garden with stocked shrubbery and flint beds. A red tarmac driveway sweeps off the cul-de-sac through double gates delivering off road parking and terminating at a substantial brick pillared **CARPOR** with pitched tiled roof and underdrawn ceiling behind which is the brick built **GARAGE 17'0" x 11'10" (5.20m x 3.60m)** with roller door, light and power.

The rear garden is ideal for alfresco entertaining and relaxation. A variety of specimen shrubs, trees and plants surround an ornamentally shaped lawn with hard landscaped flint beds to the rear elevation. Mature copper beech hedging, yew screening and other trees in the general area aid privacy. A **summer house** nestles within one corner with a good timber **garden store** to the other corner. A **greenhouse** is also provided. A gated pathway returns to the front.

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.

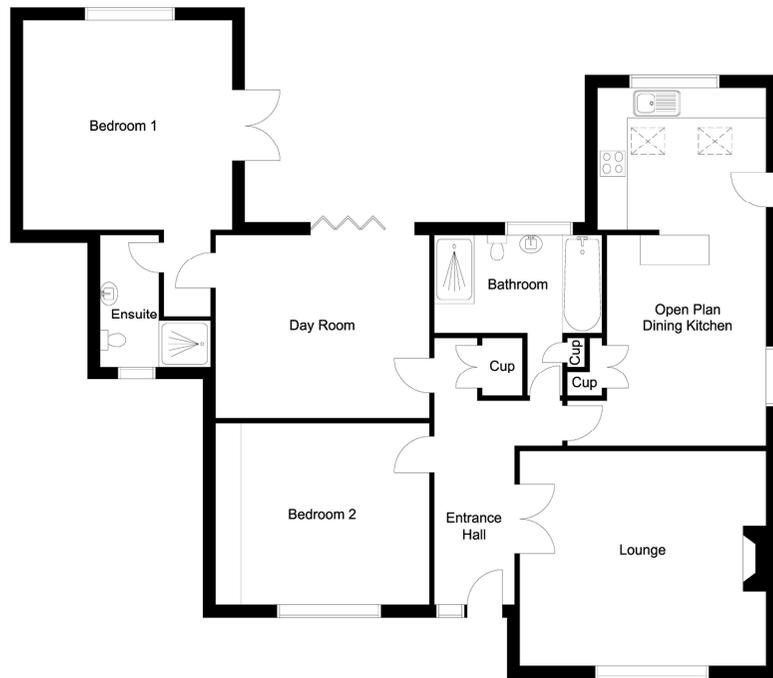
Viewing: Please contact the Retford office on 01777 709112.

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.

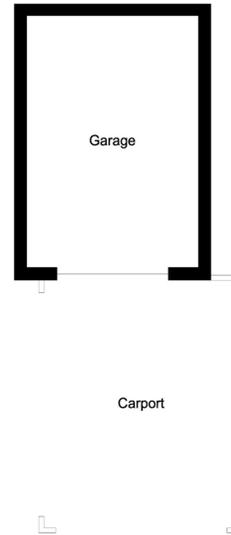
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in March 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92+	A		
81-91	B		89
69-80	C		72
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Outbuilding



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



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