



10 Black Hereford Way, Retford,
DN22 7ZT



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£178,000



KEY FEATURES

- NO UPWARD CHAIN
- THREE BEDROOMS
- MODERN KITCHEN DINER
- SPACIOUS LOUNGE
- PRIVATE AND ENCLOSED GARDEN
- TWO CAR DRIVEWAY
- EPC RATING TBC
- FREEHOLD





Nestled in the highly desirable village of Ordsall, this property enjoys a vibrant community atmosphere with fantastic local amenities right on the doorstep—including a great selection of schools, a Co-op supermarket, a pharmacy, a post office, and two popular local pubs.

than four miles away, putting Sheffield, Lincoln, and Nottingham all within an hour's drive.

Lounge

Double glazed window to front aspect, TV point, carpeted throughout and radiator.

Dining Kitchen

A contemporary heart of the home, fitted with a range of wall and base units, complementary work surfaces, and a sink and drainer unit. Includes eye-catching kickboard lighting, an integrated gas hob, and an electric oven. There is ample space for a fridge-freezer, washing machine, and tumble dryer. Double-glazed French doors open directly out to the garden.



Just two miles away lies Retford town centre, offering an even wider array of supermarkets, independent shops, cafes, and restaurants. Retford boasts a bustling market three days a week, alongside a monthly farmers' market. For leisure, the award-winning Kings Park is nearby, featuring the River Idle and Chesterfield Canal, a children's play area, a rose garden, a seasonal cafe, and a bowling green.

Cloakroom

Fitted with a WC and wash hand basin, complemented by stylish tiled flooring, panelled walls, and a central heating radiator.



Superb Transport Links

By Rail: Retford Rail Station is on the East Coast Mainline, offering a direct link to London in just 1 hour 25 minutes, alongside easy access to other major UK cities. By Road: The A1 motorway is less

Landing

Accessed via a turned staircase.

Bedroom One

A bright double bedroom featuring modern decor, two double-glazed windows, a central heating radiator, and convenient double fitted wardrobes.



Bedroom Two

A beautifully presented room with modern decor, a central heating radiator, and a double-glazed window.

Bedroom Three

Consistently styled with modern decor, a central heating radiator, and a double-glazed window.

Bathroom

A clean, modern suite comprising a WC, wash hand basin, and a bath with an overhead shower. Finished with sleek splashback tiling and a heated towel rail.

Exterior & Gardens

Parking: A generous double-width driveway to the front provides convenient off-road parking for two vehicles.

Rear Garden: A fully enclosed, secure, and gated rear garden. Features a well-maintained lawn bordered by mature plants and shrubs, alongside both a decked area and a paved patio—ideal for outdoor dining and entertaining.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not



constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

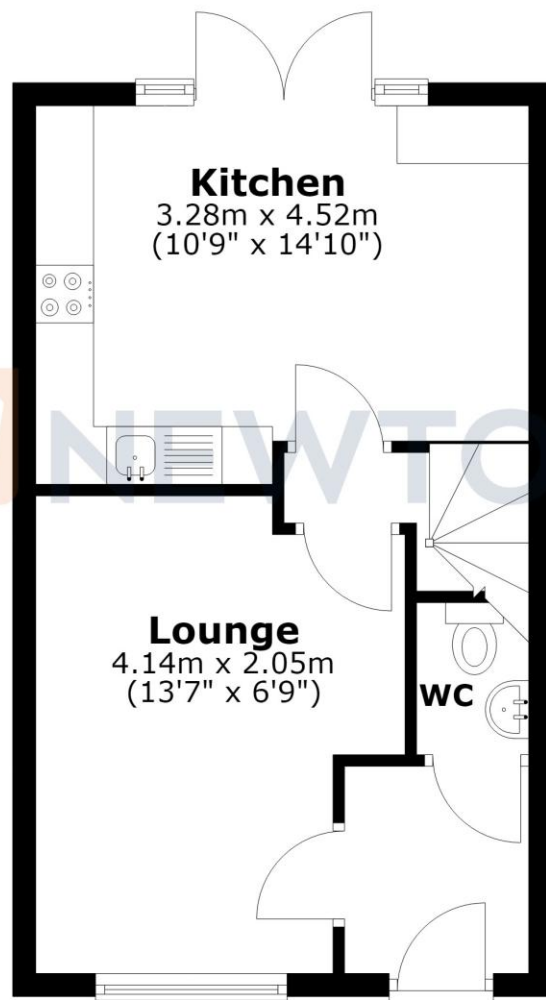
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



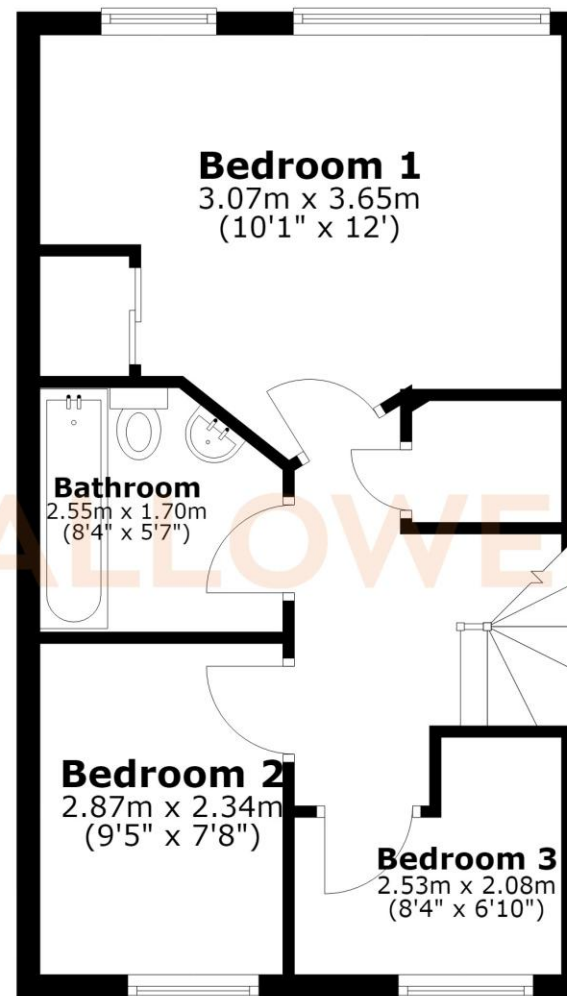
Ground Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 71.4 sq. metres (769.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

