



## 1 SELSEY COURT RETFORD

A unique opportunity to purchase this three bedroom detached bungalow set on a good sized plot in this favoured location to the north of Retford town centre. There are local facilities and co-op convenience store on Hallcroft Road and the town centre is within comfortable distance. The property benefits from a good sized rear aspect living room overlooking the gardens which wrap around to all four sides. There is ample parking and an attached single garage.

**£275,000**

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Property and Business Consultants

# 1 SELSEY COURT, RETFORD, DN22 7RE

## LOCATION

Selsey Court 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 inter city line. The A1 and A57 are also within comfortable distance linking to the wider motorway network.

## DIRECTIONS

What3words///sparks.hammer.wins

## ACCOMMODATION

Half glazed UPVC into

**FRONT PORCH** with polycarbonate roof, double glazed window and step up to partially glazed UPVC door into

**L-SHAPED ENTRANCE HALL** corner fitted shelved storage cupboard, access to roof void, which is partially boarded with light, ladder and housing the wall mounted gas fired central heating combination boiler.

**LOUNGE 14'5" x 12'6" (4.41m x 3.84m)** rear aspect UPVC door with matching double glazed windows leading into the conservatory. Sandstone feature fireplace with matching hearth and coal effect gas living flame fire. TV aerial point.

**CONSERVATORY 11'8" x 7'4" (3.60m x 2.26m)** brick base with double glazed windows and single door to the garden. Polycarbonate roof and tiled flooring.

**BREAKFAST KITCHEN 10'10" x 9'10" (3.34m x 3.04m)** rear aspect double glazed window and part glazed UPVC door to driveway. An extensive range of base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine. Integrated fridge and freezer, Neff electric oven, four ring Neff electric hob with extractor above. Ample working surfaces, tiled flooring, part tiled walls.

**BEDROOM ONE 13'0" x 10'9" (3.99m x 3.33m)** front aspect double glazed window. TV aerial point.

**BEDROOM TWO 10'0" x 9'9" (3.07m x 3.03m)** side aspect double glazed window.

**BEDROOM THREE 9'9" x 6'4" (3.02m x 1.95m)** side aspect double glazed window.

**BATHROOM 7'9" x 5'5" (2.40m x 1.68m)** front aspect obscure double glazed window. Three piece coloured suite of panel enclosed bath with mixer tap, mains fed shower above. Vanity unit with cupboard and drawers below. Low level wc with concealed cistern. Display shelving, ceramic tiled flooring, tiled walls, towel rail radiator, air vent.

## OUTSIDE

The property is nicely tucked away and has a dropped kerb with double wrought iron gates leading to a sweeping driveway providing parking for several vehicles. The gardens are to all sides of the bungalow. The front has a pebbled area which would be ideal for a caravan/campervan and is fenced. There is a sculptured area of lawn with pebbled surround and high hedging. The driveway leads to an **ATTACHED SINGLE GARAGE** with metal up and over door, security lighting, power, light and personal door to the garden.

To the side of the garage is a gate giving access to the rear garden, which is fenced to all sides, good sized paved patio, external water supply, two good areas of lawn with established shrub, flower beds and borders. In turn this leads to the side garden, which is also lawned with pebbled surround, additional patio area and block paved patio area with some established shrubs.

## 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 C.

**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.

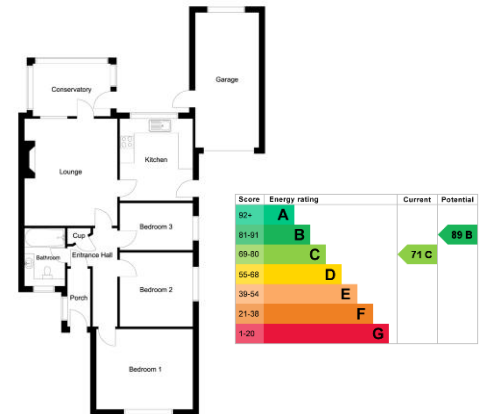
**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

**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 June 2026.



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