

1 FORESTER GARDENS, RETFORD

£375,000

BROWN & Co

1 FORESTER GARDENS, RETFORD, DN22 6UR

DESCRIPTION

A modern detached family home built approx. 3 years ago on this small and popular development on the fringes of Retford town centre. The property has a good sized rear aspect kitchen living family room as well as a separate dining room which is currently being used as a bedroom but could also be as a playroom or home office.

Externally there is a long driveway and single garage and enclosed easterly facing garden.

LOCATION

Forester Gardens has good accessibility to the town centre which provides comprehensive shopping, leisure and recreational facilities as well as schools for all age groups within comfortable distance. The Chesterfield Canal is within comfortable walking distance providing good countryside walks into Retford and the surrounding villages. Retford also boasts a mainline railway station on the London to Edinburgh intercity link.

DIRECTIONS

What3words///slave.rail.varieties

ACCOMMODATION

Covered entrance with part glazed composite door to

ENTRANCE HALL stairs to first floor landing, ceramic tiled floor, built-in cloaks cupboard.

CLOAKROOM with white low level wc with concealed cistern behind tiled wall. Pedestal hand basin with mixer tap and tiled splashback. Ceramic tiled flooring and extractor.

LOUNGE 15'5" x 11'7" (4.71m x 3.58m) front aspect double glazed window.



DINING ROOM/PLAYROOM/OFFICE 9'8" x 8'7" (2.99m x 2.66m) front aspect double glazed window.



KITCHEN FAMILY LIVING ROOM 27'10" x 10'5" (8.52m x 3.21m)
Kitchen Area double glazed window. An extensive range of dove grey coloured base and wall mounted cupboard and drawer units. Integrated fridge, freezer and dishwasher. Zanussi four ring gas hob with Perspex splashback and stainless steel extractor canopy above. Zanussi built-in double oven and grill. 1 ¼ stainless steel sink drainer unit with mixer tap. Ample wood effect working surfaces with matching upstands. Concealed lighting to the cupboards. Recessed lighting. Ceramic tiled flooring.



Family Area double glazed picture window. Ceramic tiled flooring.
Dining Area double glazed French doors leading into the garden. Ceramic tiled flooring.



UTILITY ROOM 6'5" x 5'3" (1.97m x 1.63m) side aspect half glazed composite door. Matching base cupboards, space and plumbing for washing machine. Single stainless steel sink drainer unit with mixer tap, wood effect working surfaces with matchng upstand. Wall mounted Ideal Logic gas fired central heating boiler. Ceramic tiled flooring.

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FIRST FLOOR LANDING with access to roof void. Built-in airing cupboard with Evocyl hot water system and additional shelved storage cupboard.

BEDROOM ONE 13'8" x 10'0" (4.20m x 3.07m) measured to front of range of built-in wardrobes with sliding doors and ample hanging and shelving space. Front aspect double glazed window. Access to



EN SUITE SHOWER ROOM 7'4" x 4'7" (2.25m x 1.42m) side aspect obscure double glazed window. A good sized walk-in tile enclosed shower cubicle with glazed screen, mains fed shower, wall mounted hand basin with mixer tap, low level wc with concealed cistern. Part tiled walls, ceramic tiled flooring, extractor and recessed lighting.



BEDROOM TWO 12'0" x 11'9" (3.67m x 3.64m) front aspect double glazed window. Built-in wardrobes with sliding doors and ample hanging and shelving space. Door to





EN SUITE SHOWER ROOM 6'2" x 4'10" (1.89m x 1.51m) front aspect obscure double glazed window. Tile enclosed shower cubicle with glazed shower screen, mains fed shower, low level wc with concealed cistern. Wall mounted hand basin with mixer tap, ceramic tiled floor, part tiled walls, recessed lighting, extractor.

BEDROOM THREE 14'3" x 8'7" (4.36m x 2.65m) rear aspect double glazed window.



BEDROOM FOUR 11'9" x 8'9" (3.64m x 2.70m) rear aspect double glazed window.

FAMILY BATHROOM 8'9" x 6'7" (2.70m x 2.05m) rear aspect obscure double glazed window. Three piece white suite of panel enclosed bath with mixer tap and separate mains fed shower, glazed shower screen, wall mounted hand basin with mixer tap. Low level wc with concealed cistern. Ceramic tiled flooring, part tiled walls. Shaver socket, recessed lighting, extractor and chrome towel rail radiator.



OUTSIDE

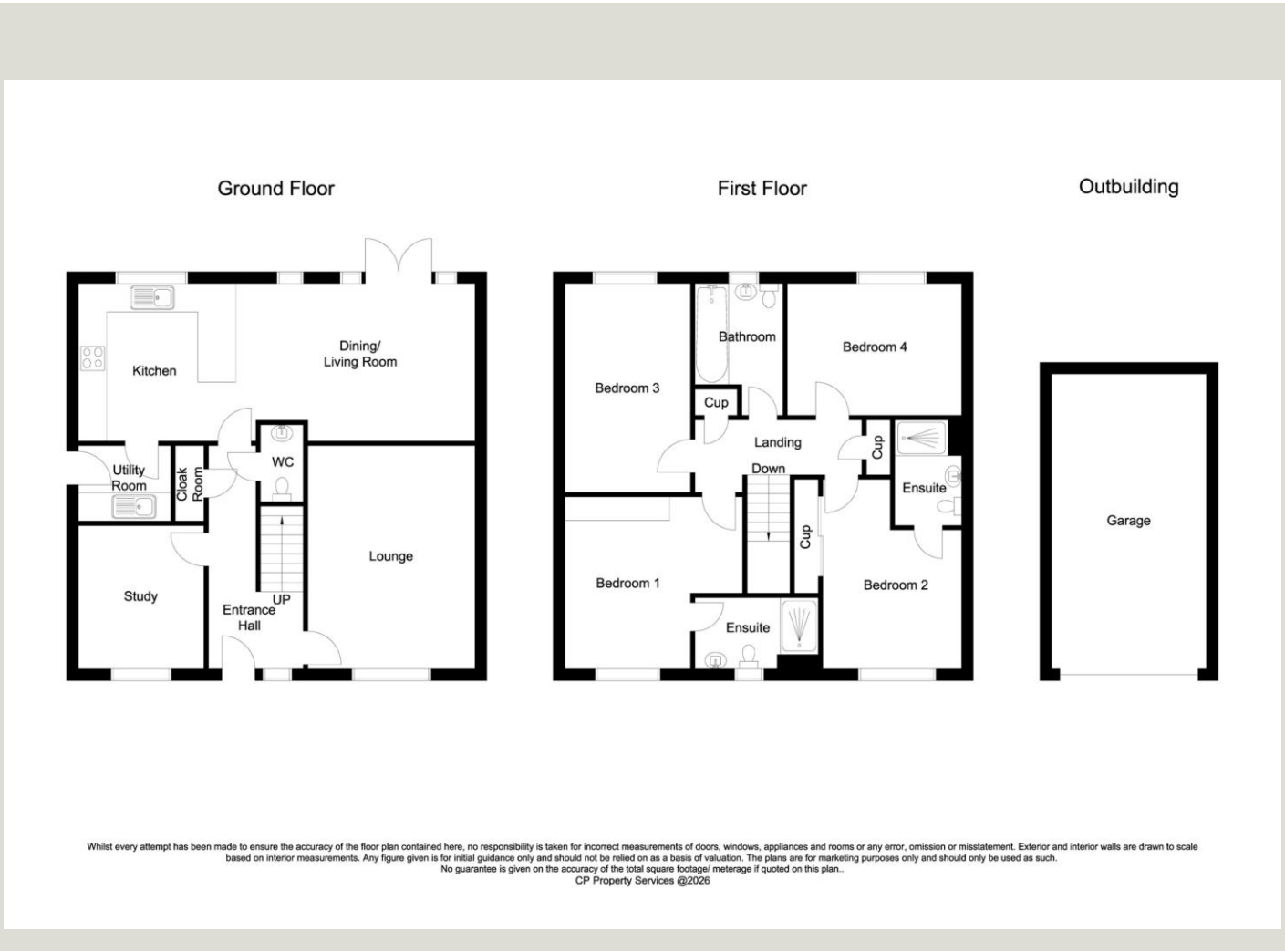
The front is open planned with two areas of lawn and some shrubs. Paved path to front. Herringbone style block paved driveway with space for 3-4 vehicles leading to brick built SINGLE GARAGE with up and over door, power and light. EV charge point. Gate to the rear garden.

The rear garden is south east facing and fenced to all sides and is a good size plot for this age of property. Full width paved patio with coloured edging. External water supply and lighting. A good area of lawn with additional matching paved patio. Storage to one side of the garage.

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.
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Viewing: Please contact the Retford office on 01777 709112.
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These particulars were prepared in November 2026

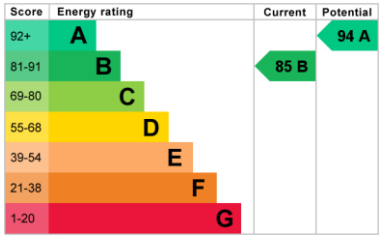
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CP Property Services @2026







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