



8 BRIXWORTH WAY, RETFORD
£365,000

BROWN & CO

8 BRIXWORTH WAY, RETFORD, DN22 6TT

DESCRIPTION

A modern four bedroom detached family home tucked away in this little enclave of two additional houses on the edge of this popular, small development. The property has an enclosed garden which sides onto the Chesterfield Canal and provides beautiful views to the fields and countryside beyond. There are two good sized reception rooms, conservatory as well as a spacious entrance hall with parquet flooring and a well-appointed modern kitchen breakfast room. On the first floor level, the master bedroom provides en suite facilities and there are two additional bedrooms giving stunning views to the fields onto the canal, fields and open countryside.

Externally, the property has a detached double garage and space in front for several vehicles.

LOCATION

Brixworth Way is a modern development on the outskirts of the town centre which provides comprehensive shopping, leisure and recreational facilities. There are open countryside walks close by near the Chesterfield Canal and Retford boasts a mainline railway station on the London to Edinburgh intercity line. The property is in good proximity for schools of all ages.

DIRECTIONS

What3words:///reason.quarrel.softly

ACCOMMODATION

Part glazed door into good sized

ENTRANCE HALL 13'3" x 12'0" (4.05m x 3.66m) maximum dimensions with dual aspect double glazed windows. Parquet style flooring, stairs to first floor galleried landing with under stairs storage area.

CLOAKROOM front aspect obscure double glazed window. White low level wc, wall mounted hand basin, parquet style flooring.

LOUNGE 21'3" x 11'4" (6.50m x 3.48m) front aspect double glazed window. Rear aspect double glazed sliding patio doors to the garden. Single door to the conservatory. Feature fireplace with raised tiled hearth and gas point or space for electric fire. Television point. Glazed double doors to



DINING ROOM 11'9" x 11'7" (3.63m x 3.57m) rear aspect double glazed window with views to the garden and countryside beyond. Return door to the hallway.



CONSERVATORY 14'0" x 9'4" (4.30m x 2.87m) brick based with double glazed windows. French doors to the garden, polycarbonate roof.

BREAKFAST KITCHEN 15'5" x 8'2" (4.72m x 2.49m) rear aspect double glazed window with views to the garden and countryside beyond. A good range of cream coloured base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for dishwasher. Space for range style cooker. Space for upright fridge freezer and one further appliance. Ample wood effect working surfaces, part tiled walls, recessed downlighting.



UTILITY ROOM 7'3" x 5'3" (2.21m x 1.62m) half glazed UPVC door to the side which leads to the rear sheltered patio. Built-in cupboard with sliding doors. Space and plumbing for washing machine and two additional appliances, wood effect working surfaces and matching cream coloured wall mounted cupboard.

FIRST FLOOR

GALLERY STYLE LANDING with access to roof void. Airing cupboard with factory lagged hot water cylinder, immersion heater and shelving above.

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BEDROOM ONE 15'4" x 12'0" (4.68m x 3.66m) rear aspect double glazed window with views to the garden and countryside beyond. Side aspect double glazed window with views to the recreational ground. Telephone point. Door to



EN SUITE SHOWER ROOM 6'0" x 5'6" (1.86m x 1.70m) front aspect obscure double glazed window. P-shaped fitted shower cubicle with aqua board surround, glazed screen and mains fed shower. Vanity unit with inset sink, low level wc with concealed cistern, cupboard surround and display area above. Part tiled walls, shaver socket, chrome towel rail radiator.

BEDROOM TWO 12'4" x 11'5" (3.79m x 3.49m) rear aspect double glazed window with views to the garden and countryside beyond



BEDROOM THREE 11'5" x 10'9" (3.49m x 3.33m) front aspect double glazed window with views to the recreational ground.

BEDROOM FOUR 9'0" x 8'0" (2.76m x 2.46m) rear aspect double glazed window with views to the garden and countryside beyond.



FAMILY BATHROOM 11'4" x 5'5" (3.46m x 1.69m) front aspect obscure double glazed window. Three piece white suite with wood panel enclosed bath and handheld shower attachment/mixer tap. Pedestal hand basin, low level wc, shaver socket.



OUTSIDE

From Brixworth Way is a little slip road which leads to no. 8 which is at the bottom of this little cul-de-sac. The front garden is open planned and is mainly lawned with shrubs and flower borders. There is an **ATTACHED DOUBLE GARAGE 16'0" x 16'0" (4.90m x 4.90m)** with electrically operated roller door with space in front for several vehicles, power, light and houses the wall mounted gas fired central heating boiler. To the side of the garage is a covered area and gate giving access to the rear garden. The rear garden is divided into two areas; the side garden is well screened by high hedging and fencing and has a good area of sculptured lawn with well-established and stocked beds and borders. Paved patio with circular dwarf brick wall. Additional patio. From the lounge and side are paved steps down to the garden. The additional garden is screened by high hedging and has an additional paved patio and well stocked established shrub and flower borders

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 E.

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.

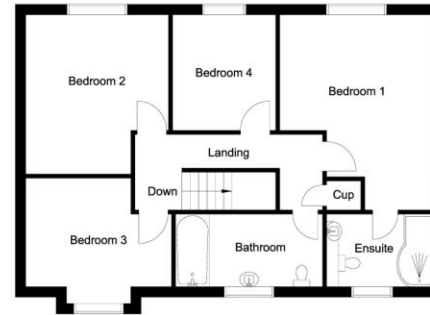
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in April 2026.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Ground Floor

First Floor



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.
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