

## 3 CRICKETERS VIEW RETFORD, DN22 4AB

£525,000  
FREEHOLD

\*\*\*\*GUIDE PRICE £525,000-£535,000\*\*\*\*

Located within walking distance of Retford Town Centre, this beautifully presented and spacious four-bedroom detached family home offers an exceptional standard of living, blending modern design with comfort and practicality. Situated in a highly sought-after position overlooking the local cricket field, the property enjoys both privacy and picturesque views.

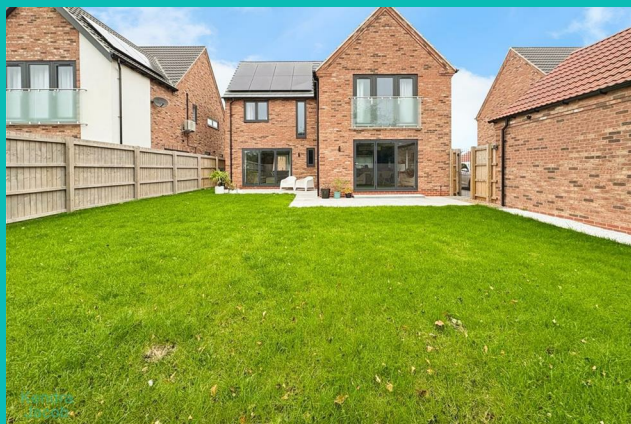
The property welcomes you with a spacious entrance hall leading to a convenient downstairs WC, a well-proportioned living room featuring bi-fold doors that open onto the rear garden, and a generous open-plan kitchen, dining, and additional sitting area, also with bi-fold doors providing seamless access to the attractive outdoor space. A separate utility room offers additional storage and practicality, completing the ground floor layout. The first floor offers four well-proportioned bedrooms, including two with luxury en-suite bathrooms, and a beautifully appointed four-piece

Kendra  
Jacob

Powered by  
JBS Estates

## 3 CRICKETERS VIEW

- DEATCHED PROPERTY OVERLOOKING THE CRICKET PITCH • FOUR BEDROOMS • THREE LUXURY BATHROOMS • DOWNSTAIRS WC • OPEN PLAN KITCHEN & DINING AREA WITH FURTHER SITTING ROOM • UTILITY ROOM • LIVING ROOM WITH BI-FOLD DOORS OPENING ONTO THE GARDEN • DOUBLE GARAGE • AMPLE PARKING • FANTASTIC LOCATION WITH WALKING DISTANCE TO SHOPS AND OTHER AMENITIES



### ENTRANCE HALL

The property opens into a bright and welcoming entrance hall, featuring stairs that lead to the first-floor accommodation.

### DOWNSTAIRS WC

Comprising of a wash hand vanity unit, low flush w/c and a central heating radiator.

### LIVING ROOM

A generous size living with a front facing double glazed window, rear facing Bi-fold doors opening onto the garden. TV point, power points, central heating radiators.

### KITCHEN/DINER

This stylish and functional open-plan kitchen and dining area boasts sleek, modern fitted wall and base units, complemented by a central island offering Induction hob, additional storage and integrated hidden sockets for a streamlined look. Integrated appliances including electric oven, grill, fridge and freezer and dishwasher. A stainless steel sink with drainer, a front facing double glazed window allowing natural light to flood the space alongside a side facing double glazed tall window giving extra lighting. The layout is designed to maximize both practicality and aesthetic appeal, creating a welcoming environment for everyday living and entertaining.

### SITTING AREA

With rear facing Bi-fold doors opening onto the garden giving natural light to flood the space alongside a conveniently placed French doors. TV point, power points and central heating radiators.

### UTILITY ROOM

With a range of wall and base units, stainless steel sink and drainer, plumbing for a washing machine, power points, central heating radiator and an understairs storage cupboard.

### FIRST FLOOR-LANDING

With a tall standing rear facing double glazed window, power point, central heating radiator, storage cupboard and loft access.

### BEDROOM ONE

A bright and airy bedroom benefiting from a rear-facing double-glazed Juliet balcony with scenic views overlooking the cricket field. Additional light is provided by a side-facing double-glazed window. The room includes fitted wardrobes with sleek sliding doors, a TV point, ample power sockets, a central heating radiator, and direct access to a private en-suite bathroom.

### EN SUITE

This beautifully appointed luxury suite features a spacious double walk-in shower, an elegant curved bath, and a contemporary wash hand basin set within a stylish vanity unit. Additional fittings include a low flush WC, ceramic tiled walls and flooring, a chrome heated towel radiator, and a convenient shaver point. A side-facing obscure double-glazed window provides natural light while ensuring privacy.

### BEDROOM TWO

With a front facing double glazed window, power points,

TV point, built in wardrobe, central heating radiator and access into the en-suite.

#### EN SUITE

This beautifully appointed luxury suite features a spacious double walk-in shower and a contemporary wash hand basin set within a stylish vanity unit. Additional fittings include a low flush WC, ceramic tiled walls and flooring, a chrome heated towel radiator, and a convenient shaver point. A front-facing obscure double-glazed window provides natural light while ensuring privacy.

#### BEDROOM THREE

With a front facing double glazed window, built in wardrobe, power points, TV point and a central heating radiator.

#### BEDROOM FOUR

With a rear facing double glazed window overlooking the cricket pitch. Power points, TV point and a central heating radiator.

#### FAMILY BATHROOM

This beautifully appointed luxury suite features a spacious double walk-in shower, an elegant curved bath, and a contemporary wash hand basin set within a stylish vanity unit. Additional fittings include a low flush WC, ceramic tiled walls and flooring, a chrome heated towel radiator, and a convenient shaver point. A side-facing obscure double-glazed window provides natural light while ensuring privacy.

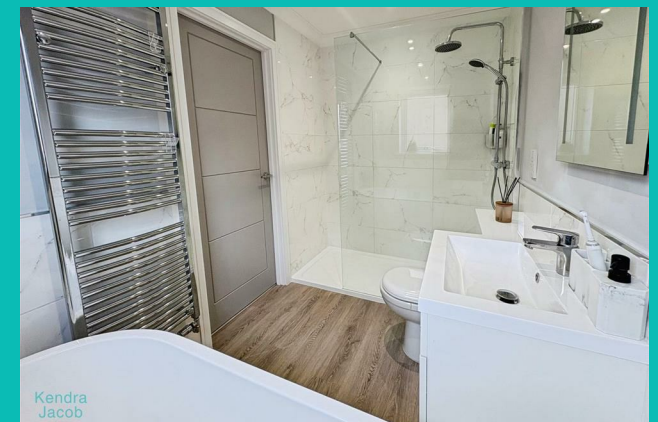
#### EXTERNAL

The property is set within generous grounds, featuring extensive lawned gardens to both the front and rear. A spacious driveway provides ample off-street parking and leads to a detached double garage, offering additional storage or secure vehicle accommodation.

#### DOUBLE GARAGE

With electric roller door, power and lighting.

## 3 CRICKETERS VIEW





Kendra  
Jacob  
^

## 3 CRICKETERS VIEW

### ADDITIONAL INFORMATION

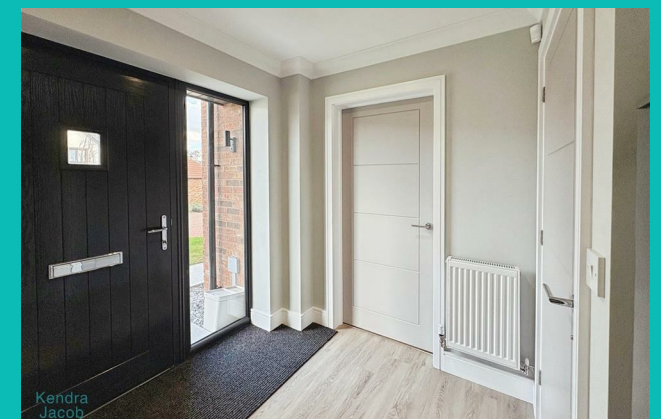
**Local Authority** – Bassetlaw

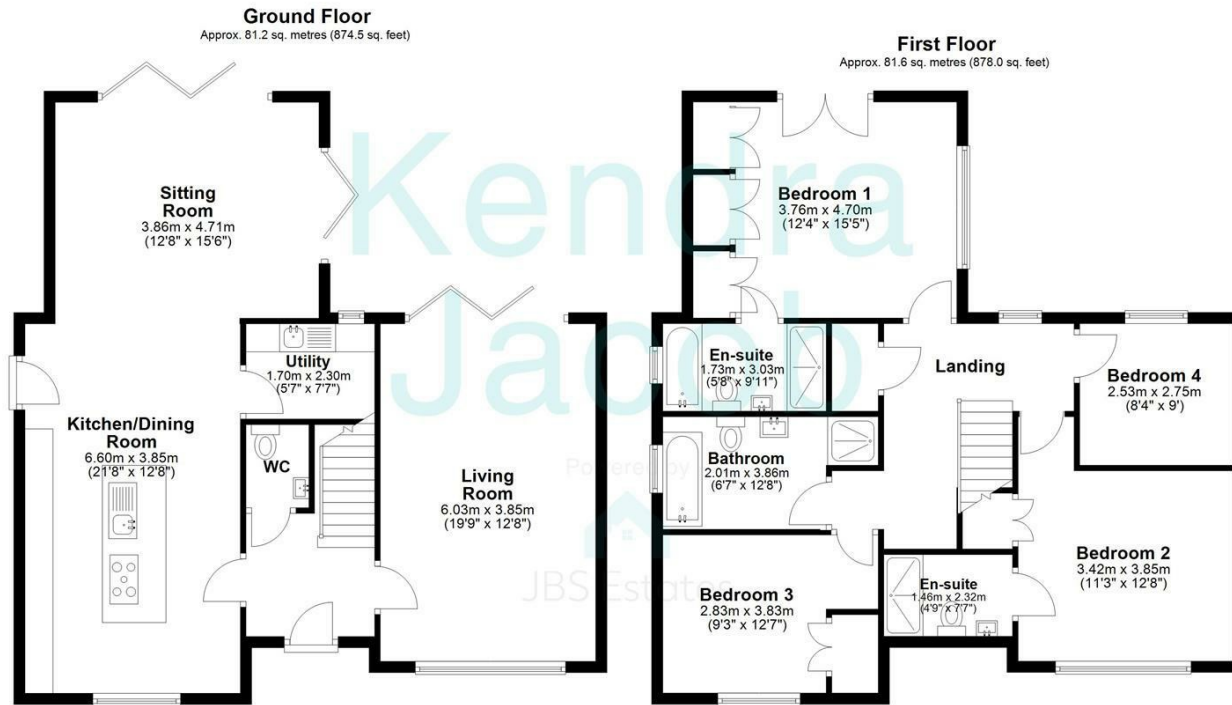
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1752.50 sq ft

**Tenure** – Freehold





Total area: approx. 162.8 sq. metres (1752.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	91
(69-80) C			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra Jacob

Powered by  
JBS Estates