

9 BABWORTH CRESCENT, RETFORD

£375,000

BROWN & Co

9 BABWORTH CRESCENT, RTFORD, DN22 7NL

DESCRIPTION

An extended 1960's family home retaining many of the original style features including a well-appointed breakfast kitchen overlooking the rear garden. The extension provides an additional dual aspect sitting room and a large en suite dressing room and bathroom. There are three good sized reception rooms in total, ample off road parking and an attached double garage. The property is situated in one of the most popular cul-de-sacs in the town centre and within comfortable distance of all amenities and to the A1. The property does require cosmetic attention but will make a fantastic family home.

LOCATION

Babworth Crescent is on the outskirts of Retford town centre. There are schools for all age groups accessible, as well as local amenities nearby by on Hallcroft Road and North Rod. The Idle valley country park is easily accessible, as well as the town centre providing comprehensive shopping, leisure and recreational facilities. The town also provides a mainline railway station on the London to Edinburgh InterCity line. The A1 and A57 are also within comfortable distance.

DIRECTIONS

What3words///moats.plotter.trifle

ACCOMMODATION

Covered entrance with half glazed UPVC door and matching obscure windows into

ENTRANCE HALL with open tread staircase to the first floor. Door to garage.

CLOAKROOM side aspect obscure double glazed window. Coloured low level wc and matching pedestal hand basin. Built-in airing cupboard housing the warm air central heating boiler. Tiled walls and extractor.

LOUNGE 18'0" x 14'8" (5.49m x 4.50m) front aspect double glazed picture window, large rear aspect picture window overlooking the rear garden. Wall light points, TV point, arch to



SITTING ROOM 21'7" x 11'5" (6.60m x 3.49m) dual aspect to front and rear. The rear having a double glazed aluminium sliding patio door leading into and overlooking the garden. Additional large side aspect picture window. Wood panelled ceiling with recessed lighting.



DINING ROOM 14'0" x 12'0" (4.28m x 3.70m) accessed from the hallway with obscure glazed door and matching windows with stained wood frames, rear aspect double glazed bow window overlooking the rear garden.



BREAKFAST KITCHEN 12'0" x 10'2" (3.70m x 3.11m) rear aspect double glazed window. An extensive range of original style base and wall mounted cupboard and drawer units with double stainless steel sink with circular waste disposal unit and mixer tap. Integrated Indesit dishwasher, electric oven and grill. Four ring electric hob with extractor above and space for upright fridge freezer. Ample melamine working surfaces with matching upstands. Tiled walls, spotlight point. Half glazed door to side. Range of glazed display cupboards.



FIRST FLOOR

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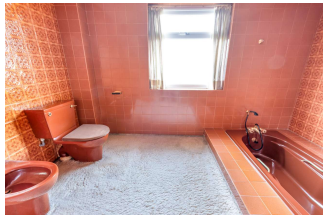
GALLERY STYLE LANDING front aspect high level double glazed window. Access to roof void. Built-in airing cupboard with factory lagged hot water cylinder and fitted immersion.

BEDROOM ONE 18'0" x 14'8" (5.49m x 4.50m) dual aspect to front and side both with picture windows and the rear overlooking the garden. Doorway to



DRESSING ROOM 11'6" x 11'5" (3.52m x 3.49m) rear aspect double glazed window. Eaves storage cupboard, wall mounted electric heater, two inset vanity units with display areas to the side and cupboards below. Wall mounted mirror, part tiled walls, two strip light shaver sockets. Arch and step up to





EN SUITE BATHROOM 11'5" x 6'8" (3.50m x 2.06m) front aspect obscure double glazed window. Three piece coloured suite of sunken bath with tiled surround and gold coloured mixer tap/handheld shower attachment. Low level wc and bidet. Tiled walls.

BEDROOM TWO 12'9" x 10'10" (3.94m x 3.35m) rear aspect double gazed window. A range of fitted wardrobes, vanity unit with tiled surround, access to roof void



BEDROOM THREE 12'4" x 10'10" (3.79m x 3.35m) rear aspect double gazed window

FAMILY BATHROOM 9'9" x 6'7" (3.02m x 2.05m) obscure dual aspect double glazed windows, four piece coloured suite with panel enclosed bath, low level wc, pedestal hand basin, shower cubicle with glazed screen and mains fed shower, tiled walls, wall mounted mirror with strip light/shaver socket above.



OUTSIDE

The front is open planned and lawned. There is a driveway providing parking for several vehicles and leads to ATTACHED DOUBLE GARAGE 19'7" x 15'7" (6.00m x 4.78m) with metal up and over door, power and light and return door to hallway.

The rear garden offers a very good degree of seclusion. Paved patio, external water supply and lighting. Curved steps up to the main area of lawn with swarf walled surround and a good selection of established trees and shrubs which provides the seclusion.

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 F.
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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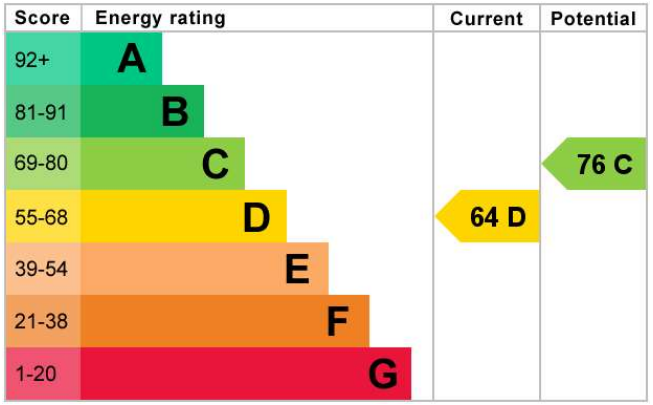
These particulars were prepared in October 2026.



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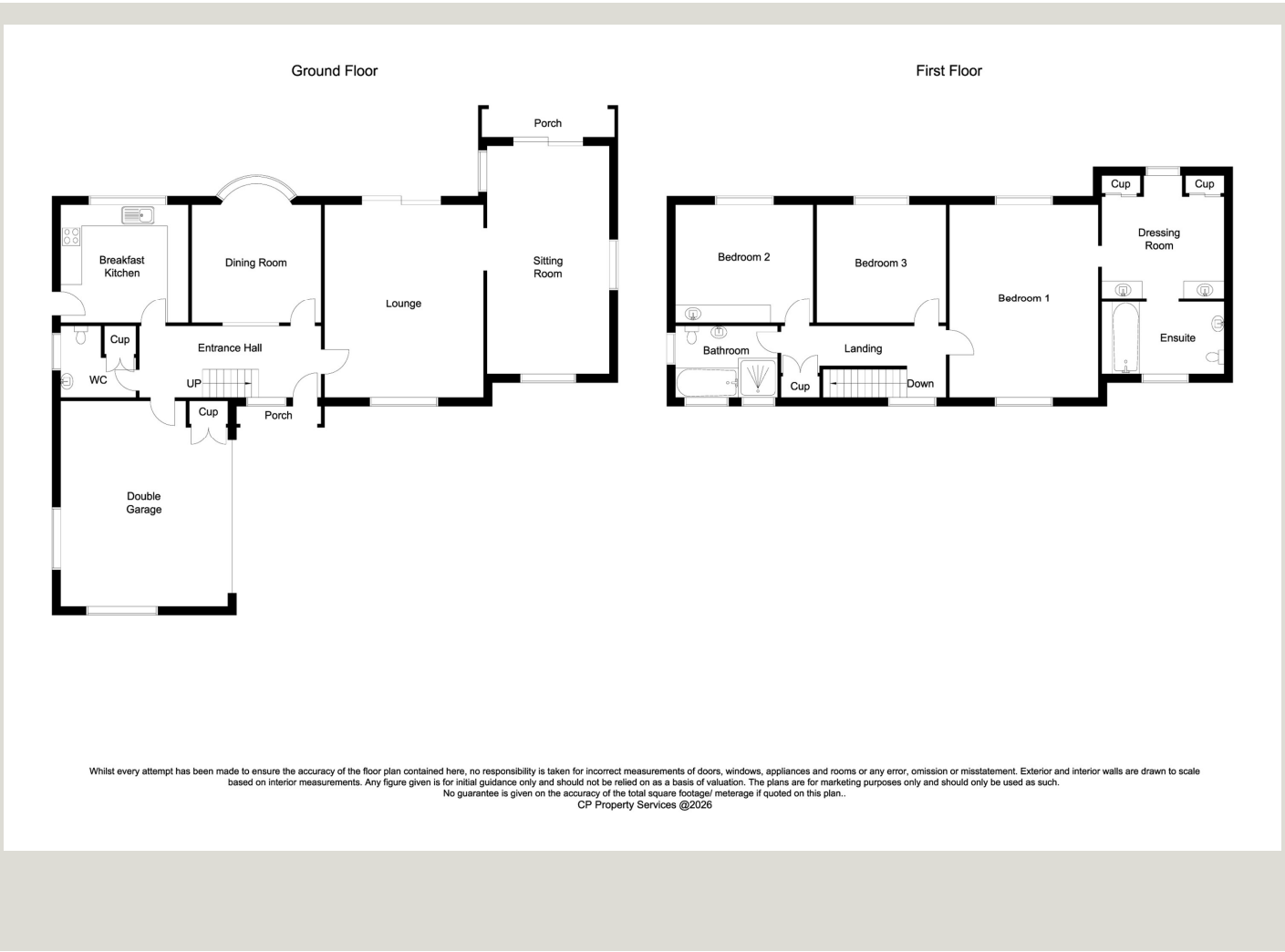





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