



23 Sherwood Road, Retford, DN22  
7UH



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£160,000



### Key Features

- THREE BEDROOM END OF TERRACE
- SPACIOUS LIVING ROOM
- MODERN KITCHEN DINER
- PRIVATE AND ENCLOSED GARDEN
- LARGE DRIVEWAY
- NEW LOCAL AMENITIES
- EPC rating D
- Freehold





This well-presented three-bedroom end of terrace house offers comfortable and practical living in a sought-after location. The property is arranged to provide a spacious living room, ideal for both relaxing and entertaining. A modern kitchen diner forms the heart of the home, presenting ample space for meal preparation and dining with family or guests. Gas central heating ensures a comfortable environment throughout the seasons.



The property comprises three well-proportioned bedrooms, offering flexibility for family living, guests, or dedicated work space. The family bathroom features a clean and functional design, servicing the needs of the household.

A standout feature is the private and enclosed garden, providing a pleasant outdoor space for recreation or quiet enjoyment. The property also benefits from a large driveway, ensuring off-road parking convenience for multiple vehicles.

This house is Freehold tenure, offering long-term peace of mind. An Energy Performance Certificate rating of 'D' is provided.

Local area

This property is situated in Retford,

Nottinghamshire. The area benefits from new local amenities and occupies a quiet location with easy access to the A1 and surrounding towns, providing practical transport links. Local conveniences combine with a pleasant residential setting, making this an appealing choice for prospective homeowners seeking comfortable living within reach of regional destinations.

### Entrance Hall

Accessed via a UPVC part-glazed entrance door, the welcoming hallway provides stairs to the first floor and a side-facing window allowing natural light to flow through. A doorway leads into the main living accommodation.

### Lounge 3.94m x 3.76m (12'11" x 12'4")

A comfortable front-facing reception room featuring built-in shelving with storage beneath, an under-stairs storage cupboard, coving and radiator.

### Kitchen/Diner 5.28m x 2.57m (17'4" x 8'5")

This modern kitchen diner is fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Integrated oven, hob and extractor, along with a stainless steel sink and drainer. There is space and plumbing for additional appliances. Dual aspect with rear window and both rear and side access doors, making it ideal for entertaining and everyday practicality.

### First Floor Landing

Side-facing window, loft access and doors leading to all bedrooms and bathroom.

### Bedroom One 4.14m x 2.69m (13'7" x 8'10")





A spacious front-facing double bedroom with built-in cupboard housing the gas-fired combination boiler. Coving and radiator.

### Bedroom Two 3.35m x 2.46m (11'0" x 8'1")

Rear-facing bedroom with coving and radiator.

### Bedroom Three 2.74m x 2.13m (9'0" x 7'0")

Front-facing single bedroom, ideal as a nursery, office or dressing room.

### Bathroom

Fitted with a three-piece suite comprising panel bath with electric shower over, pedestal wash hand basin and low flush WC. Fully tiled walls, ladder-style radiator and rear-facing window.

### Outside

Front Garden

Positioned on a generous corner plot with lawned areas to either side of the driveway, established shrubs and borders. Gated access leads to the rear garden.

Rear Garden

A well-designed outdoor space featuring a gravel patio seating area, lawn with planted borders and a gravel pathway leading to a substantial workshop. A covered raised patio area provides a sheltered entertaining space. Additional benefits include an outside tap, lighting and rear access gate.

Workshop & Covered Patio Area

Located at the rear of the garden, offering excellent storage or hobby space.

Parking

The property is approached via a five-bar gate opening onto a plum slate driveway with car port, providing ample off-road parking for multiple vehicles.



## Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

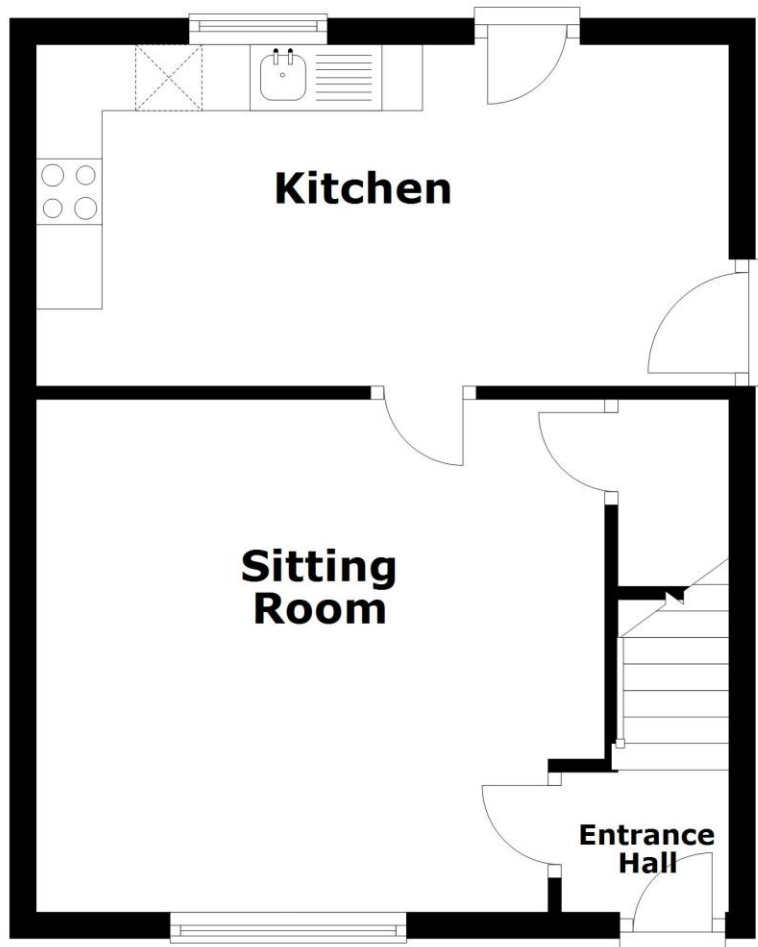
## Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



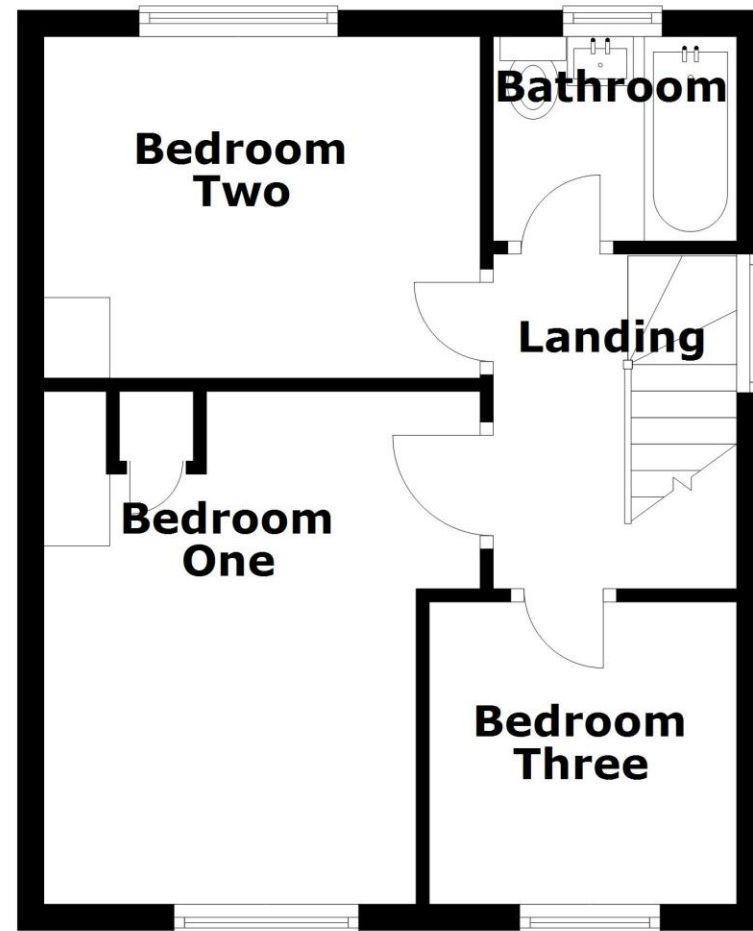
## Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)

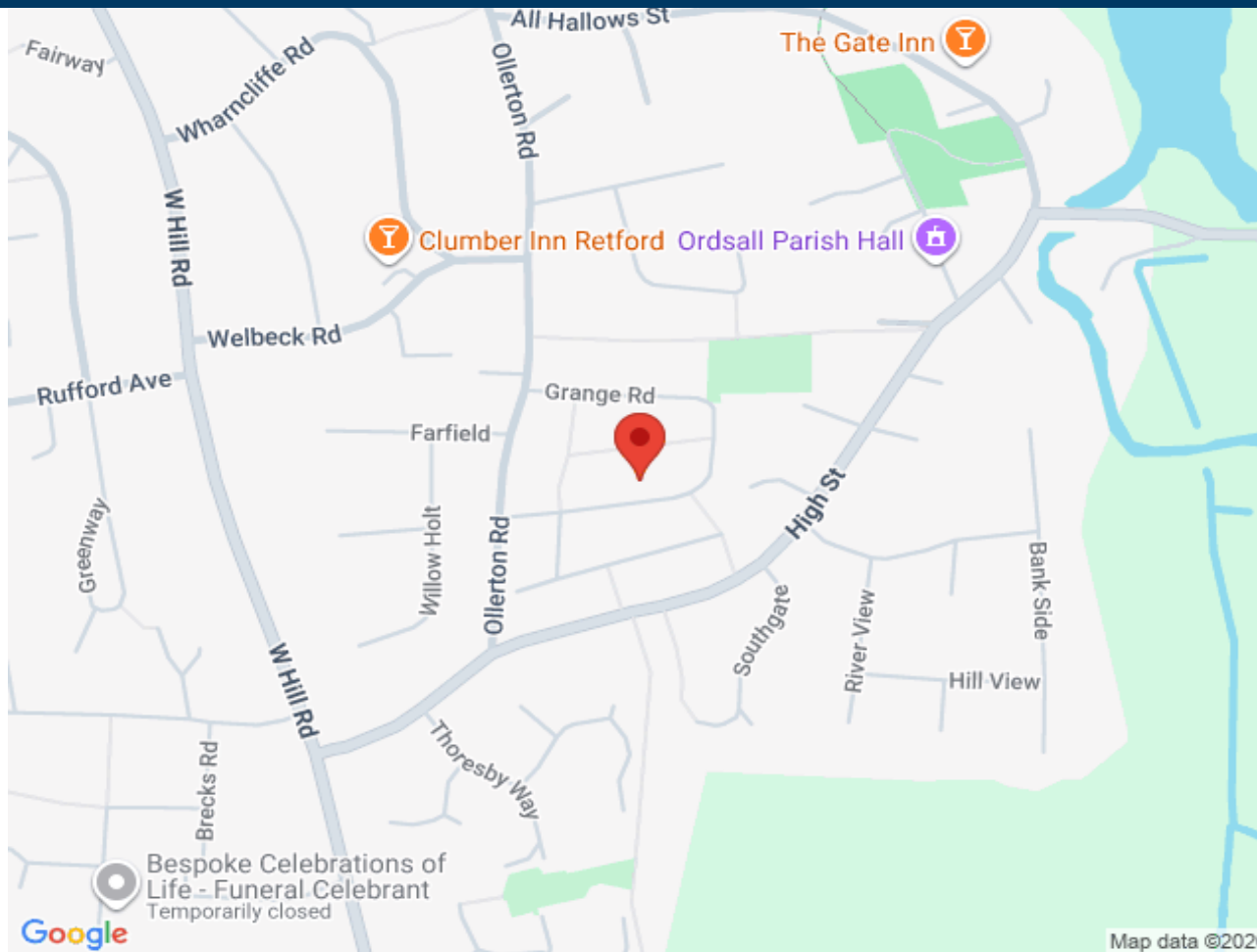


## First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

