



30 ST SAVIOURS CLOSE, RETFORD
£320,000

BROWN & CO

30 ST SAVIOURS CLOSE, RETFORD, DN22 6SA

DESCRIPTION

An immaculately presented chalet style property in this favoured cul-de-sac location close to the town centre. The property has been lovingly restored by the current owners and provides a good sized front aspect living room, a modern refitted kitchen with some integrated appliances and a separate dining room/occasional snug. There are three bedrooms and a bathroom on the first floor. Ample parking to the front, driveway leading to a detached garage with ev charge point and a fenced and walled southerly facing rear garden which offers a good degree of privacy.

The property does provide scope for additional extensions, subject to planning and viewing is highly recommended.

LOCATION

St Saviours Close is within comfortable distance of the town centre which provides comprehensive shopping, leisure and recreational facilities as well as good access to the mainline railway station. There is a local school nearby on Tilm Lane. Countryside walks are accessible from Welham Road linking to the Chesterfield Canal. Additional schools for all age groups are also within comfortable distance.

DIRECTIONS

What3words///kite.lasts.glaze

ACCOMMODATION

Half glazed composite door with obscure glazed window to the side leading into

ENTRANCE HALL 17'4" x 6'3" (5.31m x 1.93m) with wood grain LVT flooring, stairs to first floor landing with bespoke under stairs storage cupboards.

CLOAKROOM side aspect double glazed window. White low level wc, vanity unit with inset sink, mixer tap, tiled splashback and cupboard below. Recessed lighting and cupboard housing meters.

LOUNGE 17'9" x 11'9" (5.46m x 3.62m) front aspect double glazed picture window. Wall light points.



KITCHEN 11'9" x 9'9" (3.63m x 3.02m) rear aspect double glazed window. An extensive range of dove grey coloured base and wall mounted cupboard and drawer units. Inset sink with quartz working surfaces, drainer, matching upstands and windowsill. Integrated slimline dishwasher, built-in Hotpoint electric oven and grill. Four ring Bosch hob with extractor canopy above and Perspex splashback. LVT flooring, space for large fridge freezer, contemporary radiator.



DINING ROOM/SNUG 12'0" x 9'10" (3.66m x 3.04m) rear aspect double glazed French doors leading into and overlooking the garden. Matching LVT flooring and contemporary radiator.



FIRST FLOOR LANDING with side aspect double glazed window. Access to roof void which is partially boarded with light and ladder.

BEDROOM ONE 12'5" x 8'10" (3.80m x 2.73m) rear aspect double glazed window with views to the garden.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BEDROOM TWO 11'10" x 8'9" (3.65m x 2.70m) front aspect double glazed window.



BEDROOM THREE 8'9" x 8'8" (2.72m x 2.70m) maximum dimensions, front aspect double glazed window.



SHOWER ROOM 8'3" x 5'4" (2.53m x 1.66m) rear aspect double glazed window. Full width walk-in shower cubicle with glazed screen, electric shower with handheld attachment and aqua board surround. Vanity unit with inset sink and cupboards below. Low level wc, chrome towel rail radiator, additional aqua boarded walls

and cupboard housing wall mounted gas fired central heating boiler, hot water cylinder below and a range of shelving.



OUTSIDE

The front is open planned and is fenced to either side. A good selection of established shrubs. Area with sculptured lawn with shrub surround. Pebbled driveway with space for 3-4 vehicles leading to the side of the property and **DETACHED GARAGE** with up and over door, ev charge point and gate giving access to the rear garden.

The rear garden is fenced and walled to all sides. Full width paved patio with dwarf brick retaining walls and shrub and flower borders. Two areas of lawn, diagonal path to the rear of the plot where there is another selection of established shrubs. Space for a timber shed. External lighting and water supply.

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 C.

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.

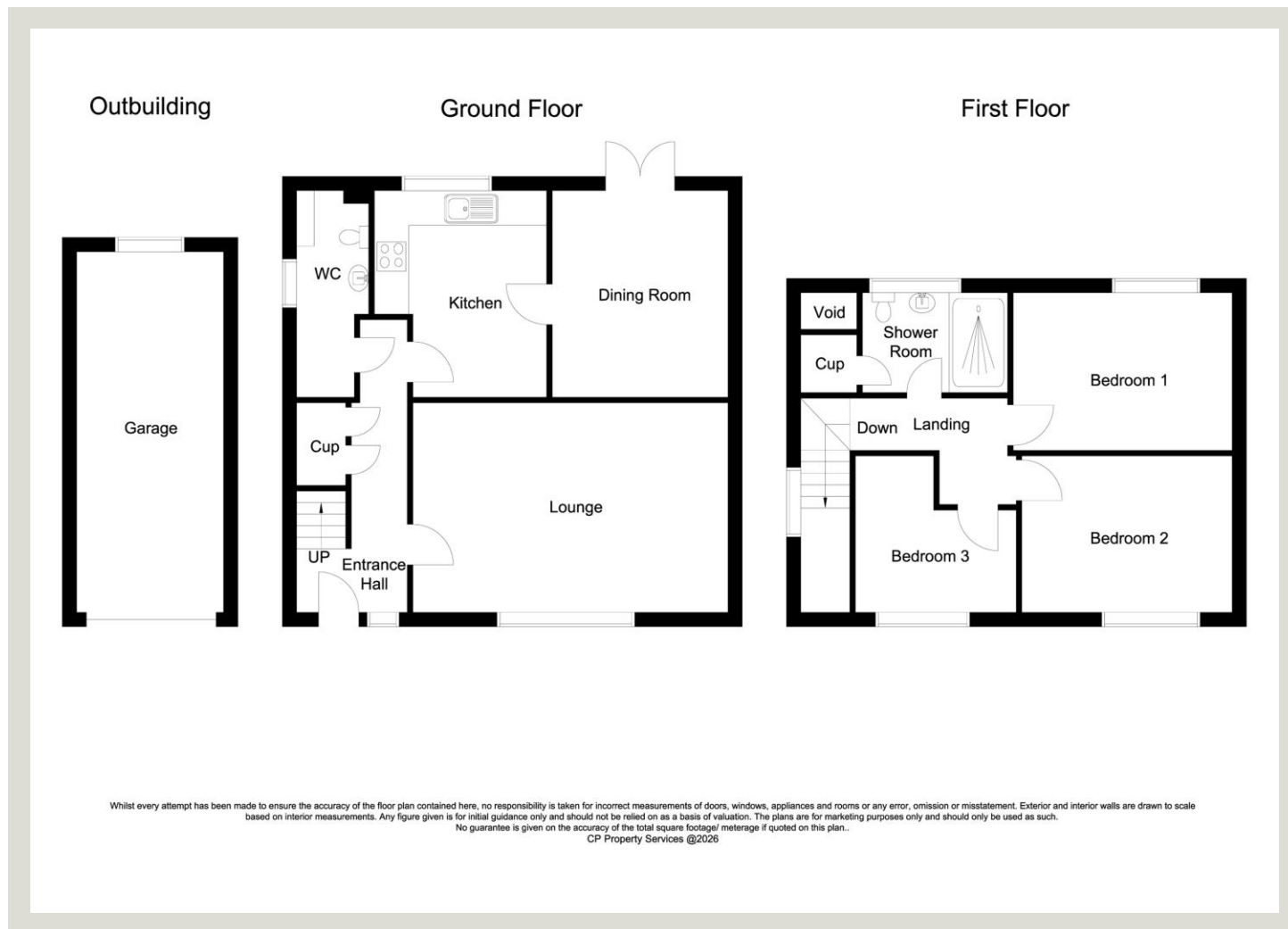
Viewing: Please contact the Retford office on 01777 709112.

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 September 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO