



67 SPITALFIELDS, BLYTH  
OFFERS OVER £260,000

**BROWN & CO**



## 67 SPITALFIELDS, BLYTH, WORKSOP, NOTTINGHAMSHIRE, S81 8EB

### DESCRIPTION

A nicely modernised and presented three bedroom detached family home in this favoured cul de sac on the edge of the popular village of Blyth. The property benefits from a cream coloured modern handleless dining kitchen, good sized rear aspect lounge which leads to an enclosed private rear garden. In addition, there is parking, single garage and the current owners have current plans to extend the property which could be available to view on request.

### LOCATION

67 Spitalfields is situated in the highly regarded village of Blyth. The village presently offers a range of amenities including primary school, public houses/restaurants, local shops etc.

With ready access to the A1M, and wider motorway network Blyth is ideal for commuting, particularly into Sheffield, Rotherham and Doncaster. Nearby Retford has a direct rail service into London Kings Cross (approx. 1 hour 30 mins) and Doncaster Sheffield airport is convenient too.

Leisure amenities and educational facilities (both state and independent) are well catered for too.

### DIRECTIONS

From Retford proceed north on the Great North Road, driving through the village of Barnby Moor. After the sharp right bend and take the first left onto the A634 signposted Blyth, continue along this road until you enter Blyth. At the first mini roundabout, turn left onto High Street. Proceed south passing the turning for Worksop and then take the second turning right onto Spitalfields, turn immediate right and no. 67 will be found in the right hand corner.

### ACCOMMODATION

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
**01777 709112** | [retford@brown-co.com](mailto:retford@brown-co.com)

Part glazed UPVC door with obscure glass and matching slimline window into

**ENTRANCE PORCH** with side aspect double glazed obscure window, engineered oak flooring.

**LOUNGE 17'10" x 11'9" (5.47m x 3.62m)** rear aspect double glazed picture window overlooking the garden, obscure double glazed stable door leading into the garden. Feature tiled chimney breast on raised marble hearth, engineered oak flooring, TV and telephone points.



**KITCHEN DINING ROOM 21'6" x 11'3" (6.57m x 3.44m)**

**Dining Area** stairs to first floor landing with low level lighting, under stairs storage cupboard, recessed lighting and large double glazed picture window overlooking the front.

**Kitchen Area** double glazed picture window. A good range of cream coloured soft close handleless base and wall mounted cupboard and drawer units, single circular sink drainer unit with mixer tap, integrated dishwasher, space for free standing range cooker and stainless steel/glass extractor canopy above, ample wood effect working surfaces, part tiled walls, engineered oak flooring, recess space for upright fridge freezer. Door to



**UTILITY CUPBOARD** with space and plumbing for washing machine, wood shelving. Half glazed door to

**REAR LOBBY** half glazed UPVC door to garden, recess space with base cupboard which could become an alternative utility area.

**CLOAKROOM** with half glazed door, white low level wc, corner rectangular vanity unit with mixer tap and tiled splashback, heating and extractor.

### FIRST FLOOR

**LANDING** with side aspect obscure double glazed window, access to roof void which is part boarded with light. Cupboard housing wall mounted gas fired central heating boiler and shelving.

**BEDROOM ONE 13'7" x 11'9" (4.17m x 3.62m)** rear aspect double glazed window with views to the garden. One double and one single built in wardrobe with ample hanging and shelving space, TV aerial lead.



**BEDROOM TWO 13'7" x 10'7" (4.17m x 3.25m)** front aspect double glazed picture window, built in over stairs storage cupboard with hanging and shelving. TV Aerial lead.



**BEDROOM THREE 7'0" x 7'0" (2.17m x 2.14m)** rear aspect double glazed window with views to the garden.



**MODERN BATHROOM** two obscure double glazed windows. Four piece suite with white panel enclosed bath with contemporary mixer tap/handheld shower attachment, inset vanity unit with contemporary mixer tap and a range of wood grain effect cupboards and shelving below with white display around. White low level wc, tile enclosed shower cubicle with display shelf, mains fed shower with handheld attachment and raindrop shower head, glazed screen. Tiled walls, tile effect vinyl flooring, recessed downlighting and extractor.



## OUTSIDE

The front of the property has a brick retained curved wall. The front garden is predominantly lawned with triangular flower bed. Driveway with space for two vehicles which in turn leads to **ATTACHED SINGLE GARAGE** with metal up and over door, power and lighting. Personal door into rear lobby. Pedestrian access to the rear of the property.

The rear garden is hedged and fenced to all sides. Raised paved patio with step down to the garden which is predominantly lawned with established shrubs, flower beds and borders. 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.

**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

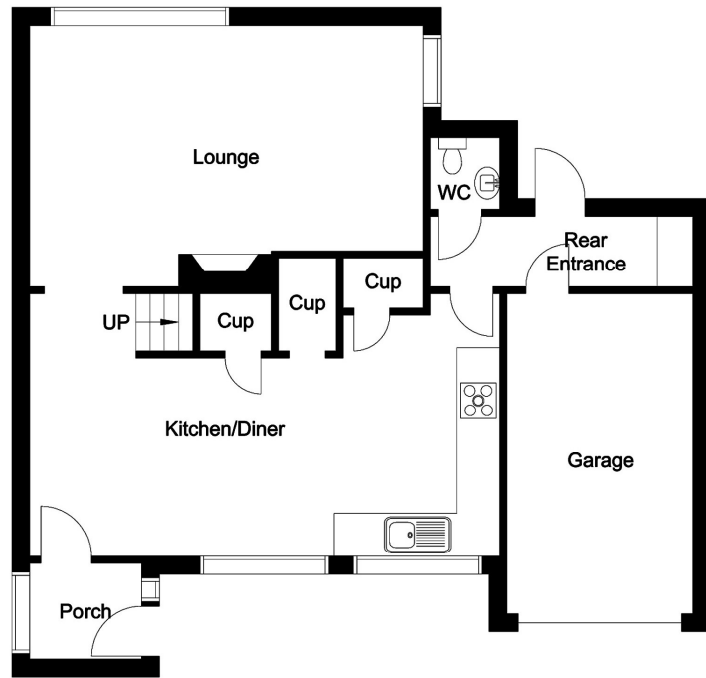
These particulars were prepared in April 2022. Revised in September 2023.

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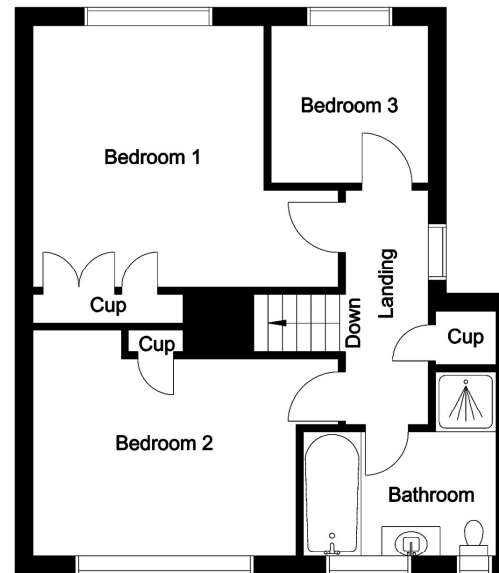
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC



## 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 room 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. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.  
CP Property Services @2022

## 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.

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