



41 GALA WAY, RETFORD  
Offers in the region of £200,000

**BROWN & CO**



## 41 GALA WAY, RETFORD, NOTTINGHAMSHIRE, DN22 7SX

### DESCRIPTION

An attractive four bedroom town house on this favoured development enjoying a rear aspect and rear gardens flowing down towards the River Idle.

The property is well suited to family occupation including features such as a well equipped dining kitchen, a first floor lounge with balcony overlooking the aforementioned garden and river, en suite to master bedroom and integral garage.

### LOCATION

Situated off Whinney Moor Lane, Gala Way is a modern development with no. 41 situated on the edge adjoining the River Idle and lying within comfortable reach of town centre amenities and the areas excellent transport links. The railway station with direct service into London Kings Cross is within comfortable reach.

### DIRECTIONS

SAT NAV – DN22 7SX  
[what3words///email.zeal.mason](https://www.what3words.com/email/zeal.mason)

### ACCOMMODATION

**ENTRANCE CANOPY** protecting entrance door opening into

**ENTRANCE LOBBY** staircase to first floor, radiator.

**DINING KITCHEN** 23'8" x 8'7" to 7'9" (7.21m x 2.61m to 2.35m) with ample dining area having front aspect window. The kitchen is fitted with a range of maple style units to wall and floor level with granite effect working surfaces. Integrated appliances of oven, gas hob and extractor, dishwasher, washing machine and fridge. Tiled splashbacks. Radiators.



**REAR ENTRANCE HALL** radiator.

**CLOAKROOM** low suite wc, pedestal hand basin, radiator.

**FIRST FLOOR LANDING** spindled balustrade, staircase to second floor, useful under stairs cupboard, radiator.

**LOUNGE** 17'4" to 16'0" x 13'9" (5.30m to 4.86m x 4.18m) dual aspect including double doors to **BALCONY** overlooking garden, River Idle and beyond. Focal fireplace with open living flame gas fire, radiators.



**BEDROOM FOUR** 12'0" x 7'6" (3.66m x 2.28m) maximum dimensions including bulkhead, front aspect window, radiator.



**SECOND FLOOR LANDING** access hatch to roof void, rear aspect window, airing cupboard hosting gas fired central heating boiler, Radiator.

**BEDROOM ONE** 12'0" x 9'8" (3.66m x 2.95m) average dimensions, front aspect windows, in built double wardrobe, radiator and off to



**EN SUITE SHOWER ROOM** with tiled showering enclosure, low suite wc, pedestal hand basin, radiator.

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

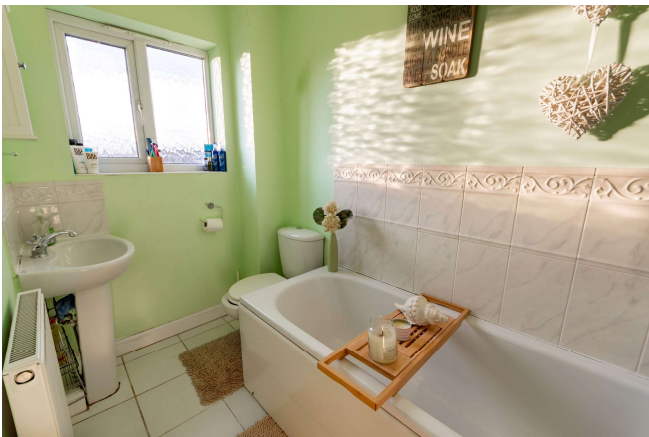


**BEDROOM TWO 8'2" x 7'10" (2.49m x 2.40m)** measured to front of in built mirrored wardrobes, rear aspect window, radiator.



**BEDROOM THREE 7'10" x 6'2" (2.40m x 1.87m)** minimum measured to front of in built mirrored wardrobes, front aspect window, radiator.

**HOUSE BATHROOM** panelled bath with bath/shower mixer, tiled splashback, low suite wc, pedestal hand basin, tiled flooring, radiator.



## OUTSIDE

Hard landscaped front forecourt, rear garden extending towards River Idle.

Driveway, **INTEGRAL GARAGE** up and over door and personal door to rear garden.



## 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.

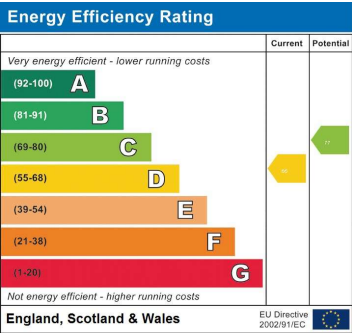
**Viewing:** Please contact the Retford office on 01777 709112.

**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.

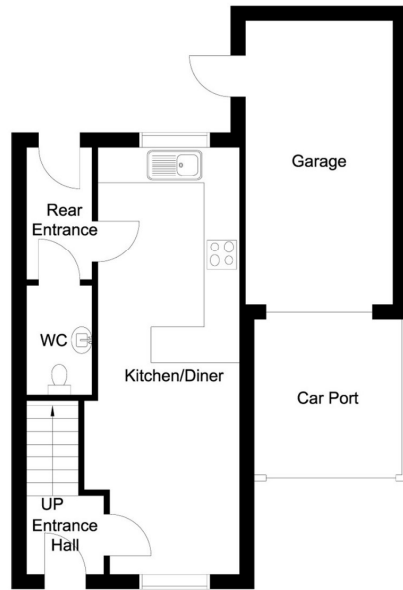
**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes 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 February 2023.

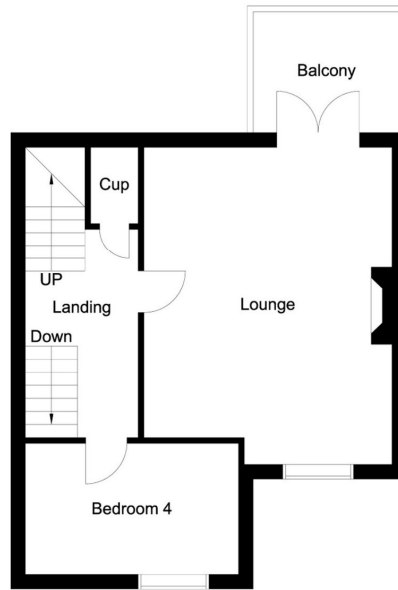




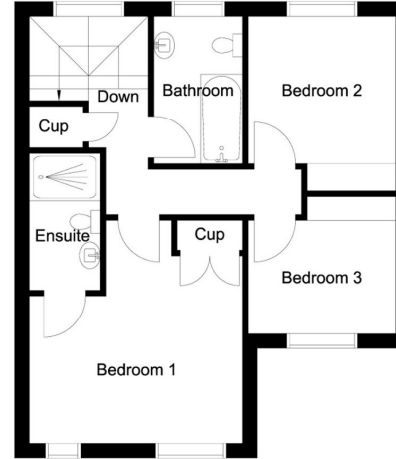
Ground Floor



First Floor



Second 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 rooms 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. The plans are for marketing purposes only and should only be used as such.  
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2023



## 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](mailto:retford@brown-co.com)

**BROWN & CO**