



27 HOLLY ROAD, RETFORD  
£350,000

**BROWN & CO**

## 27 HOLLY ROAD, RETFORD, DN22 6BE

### DESCRIPTION

A good sized older style detached family home in this popular residential location with a recently refitted and reconfigured kitchen breakfast room with utility. There is a garden room overlooking the attractive and well stocked gardens as well as four double bedrooms, family bathroom and shower. The property offers a single integral garage and additional parking for several vehicles. Viewing is strongly suggested.

### LOCATION

Holly Road is located close to the heart of Retford town centre and has a good mixture of family properties. It is within comfortable distance of the recently build Lidl as well as the town centre which provides comprehensive shopping, leisure and recreational facilities. There are schools for all age groups within comfortable distance as is the mainline railway station on the London to Edinburgh intercity link. The Chesterfield Canal is within comfortable walking distance providing countryside walks.

### DIRECTIONS

what3words///amber.twice.stump

### ACCOMMODATION

UPVC obscure double doors into

**ENTRANCE PORCH** with wood grain flooring.

**CLOAKROOM** front aspect obscure double glazed window. White low level wc with concealed cistern. Dark oak coloured flooring. Painted brick faced walls. Wood clad ceiling and small display area.

**ENTRANCE HALL** period style skirtings, picture rail, turning staircase to the first floor landing. Telephone point.

### LOUNGE DINING ROOM 25'0" x 11'9" (7.62m x 3.63m)

**Lounge** front aspect double glazed bay window with stained glass and leaded light fan lights. Feature polished fire surround with cast iron fireplace with patterned tiled inserts. Coal effect gas living flame fire set on a raised tiled hearth. Dark oak laminate flooring, period style skirtings, picture rail, telephone point.

**Dining Area** period style skirtings, picture rail, double glazed French doors leading into



**GARDEN ROOM 12'4" x 11'7" (3.78m x 3.56m)** brick built with UPVC double glazed windows with stained glass and leaded light inserts and UPVC double glazed French doors leading into the garden, dark oak flooring, glass ceiling. Underfloor heating.



**REFITTED KITCHEN 18'4" x 9'9" (5.61m x 3.02m)** maximum dimensions. Refitted by Howdens in 2020. Rear aspect double glazed window with stained glass and leaded light fanlight overlooking the attractive rear garden. A good range of 'cashmere' wood grain base and wall mounted cupboard and drawer units, double Belfast sink with mixer tap, integrated dishwasher, ample working surfaces with matching upstands and windowsill. Space for free standing range style cooker with extractor above. Wood effect laminate flooring, floor warm air heater. Glazed display cabinet, recessed lighting. Opening into



**UTILITY AREA 8'0" x 9'8" (2.46m x 3.00m)** rear aspect half glazed UPVC door and window with fanlight and leaded light. Matching range of units with integrated fridge, freezer and wine fridge. Matching working surfaces with upstand. Recessed lighting, return door to garage.

From the Entrance Hall, dog legged turning staircase with high level front aspect double glazed window to

### FIRST FLOOR

**GALLERY STYLE LANDING** with access to roof void. Period style skirtings, picture rail.

**SHOWER ROOM** with front aspect obscure double glazed window. Tiled walls, mains fed shower with handheld attachment, bifold glazed door.

**BEDROOM ONE 12'2" x 11'9" (3.73m x 3.63m)** rear aspect double glazed window with stained glass and leaded light fanlight. Period style skirtings, picture rail, TV aerial lead and telephone point.



**BEDROOM TWO 10'4" x 11'9" (3.17m x 3.63m)** front aspect double glazed window with stained glass and leaded light fanlight, period style skirting, picture rail, spotlight, laminate flooring.



**BEDROOM THREE 13'6" x 13'0" (4.14m x 2.97m)** rear aspect double glazed window with stained glass and leaded light fanlight with views to the attractive garden.

**BEDROOM FOUR 10'8" x 9'8" (3.30m x 3.00m)** front aspect double glazed window with stained glass and leaded light fanlight. Picture rail.

**FAMILY BATHROOM** rear aspect obscure double glazed window. Three piece white suite with panel enclosed bath, contemporary mixer tap, electric shower with handheld attachment with glazed screen, low level wc with concealed cistern in black high gloss unit with wood display above. Matching vanity unit with circular inset sink, mixer tap and a range of black high gloss cupboards below. Ceramic tiled floor, majority tiled walls, picture rail, recessed lighting, chrome towel rail radiator. Built in airing cupboard with factory lagged hot water cylinder with fitted immersion and shelving.



## OUTSIDE

The front is hedged to all sides with wrought iron double gates leading to the majority herringbone block paved driveway which provides parking for several vehicles and gives access to the **INTEGRAL SINGLE GARAGE 16'3" x 9'8" (4.98m x 3.00m)** with roller shutter door, power, light, return door to utility room and wall mounted gas fired central heating boiler. Some established shrubs to the front and side. Gated access at the side giving access to the rear garden.

The rear garden is walled and hedged to all sides with sandstone paving, a good area of lawn. To the rear of the plot is a sandstone patio with path linking to additional patio and back door. Raised shrub, flower beds and borders by way of railway sleepers. External light and water supply. Timber shed.

## 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.

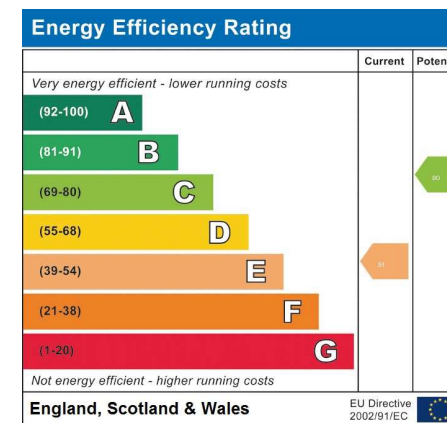
Viewing: Please contact the Retford office on 01777 709112.

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.

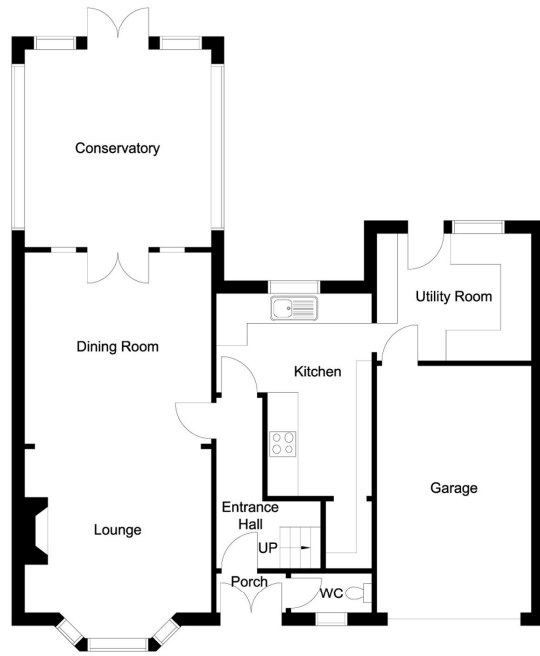
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

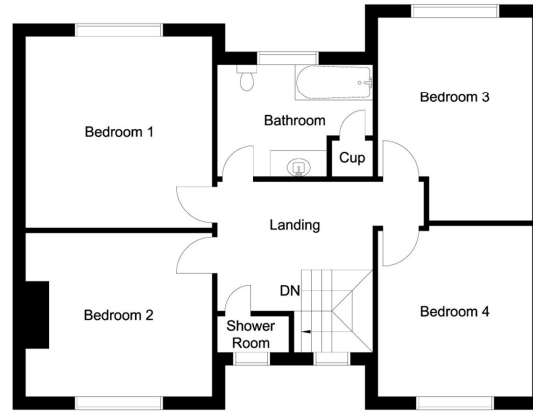
These particulars were prepared in July 2023.



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 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



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