



10 PARK MEWS, RETFORD
£475,000

BROWN & CO

10 PARK MEWS, RETFORD, DN22 6UT

DESCRIPTION

An immaculately presented substantial detached family home in this small exclusive cul-de-sac on the fringes of Retford town centre. The property benefits from a large dual aspect lounge with log burner, separate dining room, a modern and refitted breakfast kitchen with some appliances leading into the garden room overlooking the good sized rear garden. There are en suite facilities to the master bedroom along with built in bedroom furniture and family bathroom.

Externally the property sits on a good sized plot with an enclosed attractive rear garden as well as front and side gardens with detached double garage and additional parking to the front.

LOCATION

Park Mews is situated on the fringes of Retford town centre which provides comprehensive shopping, leisure and recreational facilities. There is good accessibility to the local school as well as walks to the Chesterfield Canal in turn linking to the surrounding countryside. There is a Spar convenience store within comfortable distance as well as bus stops on Moorgate. Retford town centre also provides a mainline railway station on the London to Edinburgh intercity link.

DIRECTIONS

What3words///fleet.melon.else

ACCOMMODATION

Part glazed composite door with stained glass and leaded light insert windows with double glazed windows to either side into

ENTRANCE HALL 15' x 9'9" (4.60m x 3.01m) maximum dimensions, oak flooring with modern contemporary skirtings, ornate corning, stairs to first floor landing, telephone point.

CLOAKROOM white low level wc, pedestal hand basin with mixer tap and tiled splashback, oak flooring, contemporary skirting boards. Extractor and light.

LOUNGE 24' x 12'5" (7.35m x 3.82m) measured to front aspect double glazed bay window, double glazed French doors leading into the rear garden. Recessed log burner on slate tiled hearth with oak mantel. Moulded skirtings, TV point, ornate corning.



DINING ROOM 12'6" x 12'3" (3.83m x 3.75m) measured to front aspect double glazed bay window with views to the front garden. Moulded skirtings, ornate corning, return door to



BREAKFAST KITCHEN 22'10" x 10'5" (7.00m x 3.21m) two double glazed windows overlooking the side and rear gardens. A well appointed and refitted dove grey fronted base and wall mounted cupboard and drawer units, inset sink with mixer tap, integrated dishwasher below, integrated fridge, Neff double oven/grill. Neff five ring induction hob with extractor above and Perspex splashback. Ample granite working surfaces with matching splashback and windowsills. Additional cupboards to one side. Concealed lighting to the wall cupboards, breakfast bar with cupboard and quartz worksurface and splashback above, oak flooring, contemporary skirting boards, recessed downlighting, space for upright fridge freezer, arch leading into



GARDEN ROOM 13' x 16'4" (4.99m x 3.98m) double glazed French doors into the garden, ornate corning, TV and telephone points, oak flooring, contemporary skirtings boards.



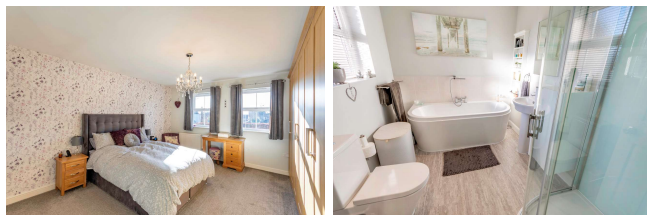
29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

UTILITY ROOM 10'8" x 5'4" (3.28m x 1.64m) half glazed composite door to the garden. Matching range of base and wall mounted cupboards with large upright cloaks cupboard with hanging and shelving. Additional cupboard housing wall mounted gas fired central heating boiler. Integrated washing machine, inset sink with mixer tap, granite worksurfaces with splashback, oak flooring, access to small roof void. Recessed downlighting.

FIRST FLOOR

GALLERY STYLE LANDING access to roof void with ladder and power. Moulded skirtings, built in airing cupboard with hot water cylinder, immersion and fitted shelving.

BEDROOM ONE 16'4" x 13' (4.99m x 3.98m) two rear aspect double glazed windows overlooking the garden and distant views to St Saviour's church. A good range of built in bedroom furniture incorporating three double wardrobes with hanging and shelving space, tallboy with three drawers below. Moulded skirtings, TV point. Door to



EN SUITE BATHROOM 9'5" x 7'2" (2.88m x 2.20m) rear aspect obscure double glazed window. Four piece white suite with oval panel enclosed bath with contemporary mixer tap/shower attachment, pedestal hand basin with mixer tap and tiled splashback, low level wc, separate large corner fitted shower cubicle with aqua boarding surround, glazed sliding screens and mains fed shower with handheld attachment and raindrop shower head. Anthracite towel rail radiator, recessed lighting and extractor.

BEDROOM TWO 12'5" x 13'6" (3.81m x 4.15m) two front aspect double glazed windows overlooking the front garden and distant country views. Two built in wood grain effect double wardrobes with hanging and shelving space. Open ended shelving to one side. Moulded skirtings, TV point.



BEDROOM TWO

BEDROOM THREE 12'5" x 12'8" (3.81m x 3.91m) two front aspect double glazed windows overlooking the front garden and distant country views. Two built in double white wardrobes with ample hanging and shelving space. Open ended shelving. Moulded skirtings, TV point.

BEDROOM FOUR 10' x 8'5" (3.05m x 2.60m) front aspect double glazed window, moulded skirtings, telephone point.

FAMILY BATHROOM 12'8" x 8' (3.91m x 2.45m) maximum dimensions, two rear aspect obscure double glazed windows. Four piece white suite comprising oval panel enclosed bath with contemporary mixer tap. Separate double width shower cubicle with sliding glazed doors and aqua boarding surround, mains fed shower with handheld attachment and raindrop shower head. Vanity unit with inset sink, tiled splashback, mixer tap and soft close drawers below. Low level wc, wall light point, extractor, recessed lighting and anthracite towel rail radiator.



OUTSIDE

The front garden has iron fenced railing surround with matching gate, two good areas of lawn with slated surrounds and established shrubs. Path to the front door also leading to the rear garden accessed via a gate. Block paved drive providing parking for up to four vehicles which leads to **BRICK BUILT DETACHED DOUBLE GARAGE 19' x 18'4" (5.80m x 5.60m)** with two electrically operated roller doors with power and light. The side garden is paved and pebbled for low maintenance, space for a small shed. External water supply, space for greenhouse.

The rear garden is hedged and fenced to all sides with a large raised decked area which wraps around the property and is accessible from the living room. External lighting. The garden has pebbled and railway sleeper pathway leading to the main garden which is predominantly lawned with shrub and flower bed surrounds. There is a small square ornamental pond and to the rear of the plot is a raised decked area with timber summer house with double doors.

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 F.

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.

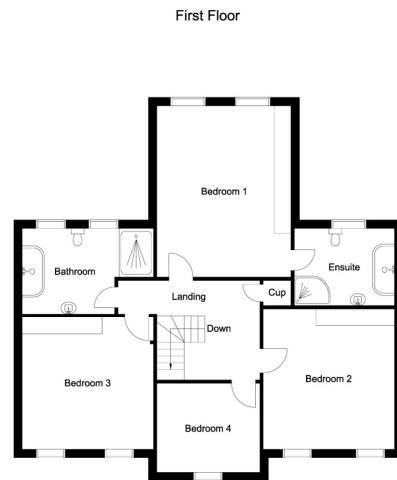
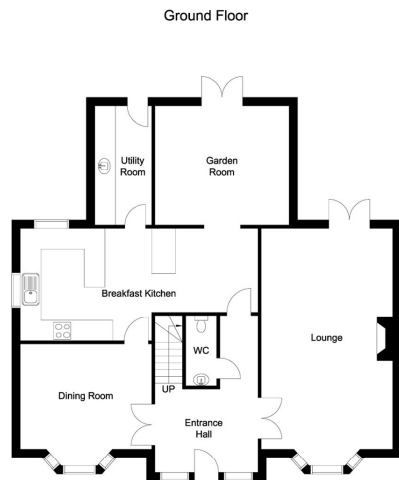
Viewing: Please contact the Retford office on 01777 709112.

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.

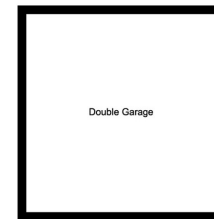
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 January 2024.



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	



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/ metrage if quoted on this plan.
CP Property Services @2024



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 of 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