



25 BIRCHCROFT ROAD, RETFORD
£275,000

BROWN & CO

25 BIRCHCROFT ROAD, RETFORD, DN22 7ZD

DESCRIPTION

A detached family home on this popular development just to the north of Retford town centre. The property benefits from two reception rooms as well as a brick base conservatory. Breakfast kitchen leading through to utility room and cloakroom with WC. Upstairs there is a good sized main bedroom with en suite facilities and family bathroom. Externally is a good sized garden, parking for two cars and an integral single garage. Sold with no onward chain.

LOCATION

Birchcroft Road is situated to the north of Retford town centre with comprehensive shopping, leisure and recreational facilities plus a mainline railway station. There are local amenities on nearby Hallcroft Road. Schools for all age groups are within comfortable distance, as are open countryside walks.

DIRECTIONS

What3words///spit.pint.rubble

ACCOMMODATION

Half glazed door with double glazed windows leading into

ENTRANCE PORCH with a further internal glazed door to

HALL laminate flooring, stairs to first floor landing.

LOUNGE 16'5" x 11'7" (5.02m x 3.56m) measured into front aspect double glazed bay window. TV point, wall mounted pebble effect fire. Door to



DINING ROOM 9'7" x 8'6" (2.94m x 2.63m) laminate flooring, return door to kitchen and sliding patio doors into



CONSERVATORY 9'6" x 8'9" (2.92m x 2.72m) brick base with double glazed windows. French doors leading into the garden. Polycarbonate ceiling and laminate flooring.



BREAKFAST KITCHEN 9'6" x 9'6" (2.92m x 2.92m) rear aspect double glazed window overlooking the garden. A good range of wood fronted base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap. Built in electric oven with halogen hob and extractor over. Working surfaces, part tiled walls. Door to under stairs cupboard and arch to



UTILITY ROOM side aspect half glazed door to garden. Wall mounted gas fired central heating boiler. Working surfaces, space and

plumbing below for washing machine and dishwasher. Part tiled walls. Door to

CLOAKROOM rear aspect obscure double glazed window. Low level wc, wall mounted hand basin with tiled splashback.

FIRST FLOOR LANDING with access to roof void. Built in airing cupboard with factory lagged hot water cylinder.

BEDROOM ONE 14'0" x 12'0" (4.29m x 3.66m) front aspect double glazed window. TV and telephone points. Double built in wardrobe, door to



EN SUITE SHOWER ROOM 6'2" x 5'3" (1.89m x 1.61m) front aspect obscure double glazed window. Tile enclosed shower cubicle with electric shower, glazed doors, low level wc, pedestal hand basin, part tiled walls, extractor fan.

BEDROOM TWO 10'0" x 8'1" (3.06m x 2.46m) rear aspect double glazed window. Television point, built in double wardrobe.



BEDROOM THREE 10'2" x 8'3" (3.11m x 2.54m) front aspect double glazed window. Television point, over stairs wardrobe.



BEDROOM FOUR 8'6" x 7'7" (2.62m x 2.35m) rear aspect double glazed window, TV point.

FAMILY BATHROOM rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with electric shower over and glazed shower screen. Pedestal hand basin, low level wc. Part tiled walls, extractor fan and shaver socket.



OUTSIDE

The front is mainly lawned with box hedging surround to the front and sides with flower borders. Driveway with side by side parking leading to **INTEGRAL SINGLE GARAGE** with up and over door, power and lighting. To the side of the property is pedestrian access via a wooden gate to the rear garden.

The rear garden is fenced and walled to all sides. Two paved patio areas, external lighting and water supply. A good area of lawn and some established shrubs.

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 D. **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.

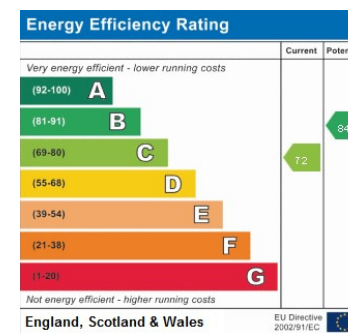
Viewing: Please contact the Retford office on 01777 709112.

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.

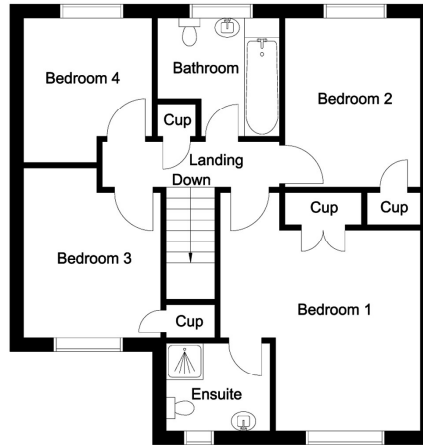
These particulars were prepared in April 2024.



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 @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 others 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

