



**North Road
Retford**

£450,000

Property & Estates Consulting

11 Grove Street, Retford, DN22 6JP

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North Road Retford

Substantial FOUR BEDROOM Detached Family Home

Property Overview

- **NO UPWARD CHAIN** **PART-EXCHANGE
CONSIDERED**
- FOUR RECEPTION ROOMS
- Self-Contained ONE BEDROOM Annexe
with Multi-Generational Living or
Additional Income Potential
- Spacious Driveway, Carport & Detached
Single Garage Catering for Several
Vehicles



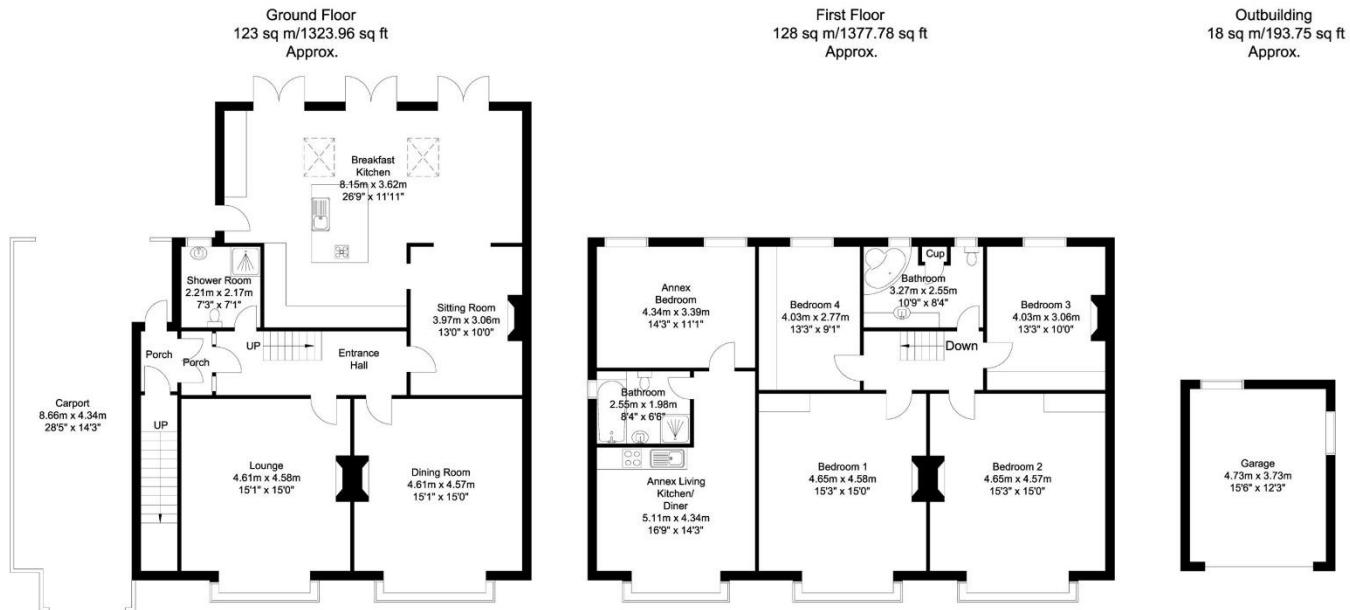
A wonderful opportunity to acquire a substantial FOUR BEDROOM detached family home, boasting plentiful traditional features, and offering charm in abundance. Further accommodation lies in a modern, self-contained ONE BEDROOM annexe, lending itself to a family who have relatives stay with them, teenagers that require a space of their own, or may wish to make an additional income. The main residence briefly comprises a welcoming entrance hall, characterful lounge and dining room, sitting room, ample breakfast kitchen, modernised ground floor shower room, generous master bedroom, three further bedrooms, and a family bathroom. Outside, parking is very well catered for on a spacious driveway leading to a sheltered carport and a detached single garage, whilst extensive lawns and a breakfast terrace reside to the rear. Enjoying a prime location on the highly sought-after North Road, this imposing property graces its owner with easy access to the wealth of everyday conveniences, bars, restaurants, leisure facilities, and excellent road and rail links the Georgian market town has to offer. Carr Hill Primary & Nursery School and The Elizabethan Academy, having both most recently achieved a good Ofsted rating, are just a brief drive away. Early viewing is encouraged to fully appreciate the extensive accommodation, income opportunity, and convenient town setting being offered for sale.

- Extensive Lawns & Breakfast Terrace to
the Rear
- Enjoying a Prime Location on the Highly
Sought-After North Road in Retford
- Easy Access to Everyday Conveniences,
Bars, Restaurants, Leisure Facilities,
Schools, & Excellent Road & Rail Links
- Council Tax Band: E EPC Rating: C

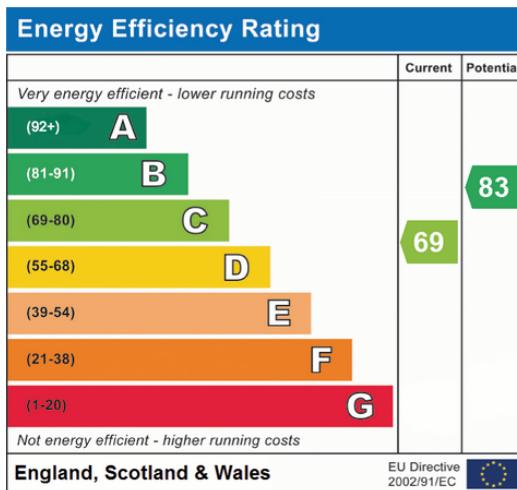


Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to London King's Cross & Edinburgh.





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 @2025



Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week.
Get in touch today!

Tel: 01777 566400

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.