



**Yew Tree Road  
Elkesley, Retford**

**Offers in the Region of £240,000**



# Yew Tree Road Elkesley, Retford

Well Presented TWO BEDROOM Detached Bungalow

## Property Overview

- **\*\*NO UPWARD CHAIN\*\***
- Boasting Contemporary Kitchen & Modern Shower Room
- Two Bedrooms Benefitting from Fitted Furniture
- Private Driveway & Attached Single Garage
- Fully Enclosed, Southerly Aspect Rear Garden & Patio Area
- Located in the Highly Regarded Village of Elkesley
- Easy Access to Neighbouring Towns & Villages via the A1 & A638
- Council Tax Band: C EPC Rating: E

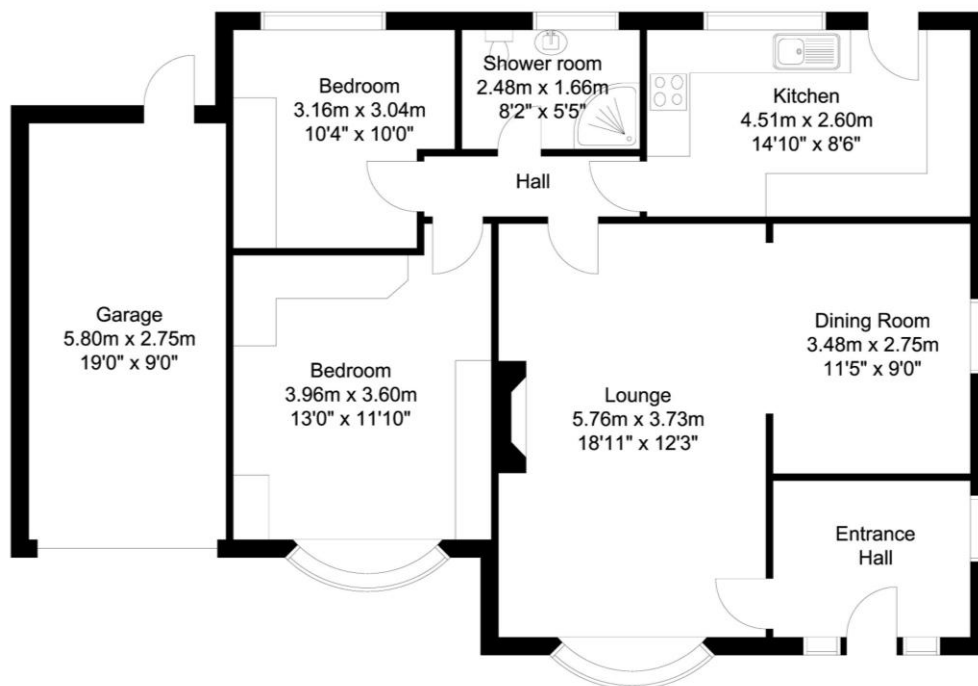


We are delighted to welcome this well presented TWO BEDROOM detached bungalow to the market. Boasting a contemporary kitchen and modern shower room, the living accommodation also briefly comprises of a porch, generous lounge, dining room, inner hallway and two bedrooms, both benefitting from fitted furniture. Outside, the frontage sees a private driveway accommodating two vehicles and an attached single garage, whilst a Southerly aspect laid to lawn space and sunny patio area reside to the rear. Located in the highly regarded village of Elkesley, the plot enjoys a convenience store, village hall and play area in its locality, alongside Elkesley Primary & Nursery School, which has most recently achieved a good Ofsted rating. The famous National Trust's Clumber Park is within easy reach, with further local, popular walking routes in every direction. Both the A1 and A638 provide excellent commuter links to neighbouring towns and villages to include the historic market town of Retford, which showcases a wealth of everyday amenities, recreational facilities, restaurants, bars and weekly markets on the town square. Viewings are highly recommended to fully appreciate the spacious living accommodation and convenient setting being offered for sale.

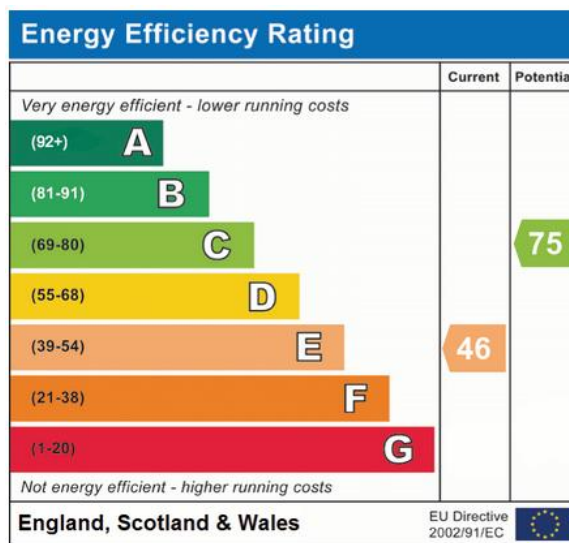
*Road links are served by the A1 & A638 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh at selected times.*



100 sq m/1076.39 sq ft  
Approx.



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



**Property & Estates Consulting**

11 Grove Street, Retford, DN22 6JP



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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.