44 WHITE PARK PLACE

RETFORD, DN22 7ZB

£185,000

FREEHOLD

GUIDE PRICE £185,000 - £190,000

An immaculate three-bedroom family home, beautifully presented throughout in a stylish and contemporary finish. The property offers a welcoming entrance hallway, a modern downstairs WC, an elegant living room, and a sleek kitchen diner with French doors opening onto a low-maintenance rear garden—perfect for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, including a superb principal bedroom with en-suite, along with a modern family bathroom. Externally, the property benefits from a double driveway to the front and an attractively landscaped, low-maintenance garden to the rear.
Ideally situated in a highly sought-after location, the home is conveniently close to local shops, reputable schools, everyday amenities, a golf course, and a train station offering excellent links to major cities. It also provides superb access to the A1 and M1 motorway networks, making it perfect for commuters.

Kendra Jacob
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44,RETFORD

• ***GUIDE PRICE £185,000 - £190,000*** • Immaculate three-bedroom family home finished to a stylish, contemporary standard • Welcoming entrance hallway with modern downstairs WC • Elegant and well-presented living room with useful storage • Sleek, high-gloss kitchen diner with integrated appliances • Dining area with French doors opening onto the rear garden • Principal bedroom with en-suite shower room • Two further well-proportioned bedrooms • Modern family bathroom with quality fittings • Double driveway, low-maintenance garden, and excellent access to local amenities, schools, transport links, A1 and M1

ENTRANCE HALLWAY

A smart composite front door opens into a welcoming and beautifully presented entrance hallway. Featuring a staircase rising to the first-floor landing, a central heating radiator, and doors leading to the downstairs WC and the living room.

DOWNSTAIRS WC

Fitted with a modern white suite comprising a low-level WC and a corner wash hand basin with tiled splashback. Finished with wood-effect vinyl flooring, a central heating radiator, and a front-facing obscure uPVC double-glazed window.

LIVING ROOM

A stylish and well-appointed living space, tastefully decorated and filled with natural light from a front-facing uPVC double-glazed window. Additional features include ceiling coving, a central heating radiator, a useful under-stairs storage cupboard, and access through to the kitchen diner.

KITCHEN DINER

A contemporary kitchen fitted with a range of sleek high-gloss wall and base units, complemented by coordinating work surfaces and splashbacks. Integrated appliances include a stainless steel sink with mixer tap, a fan-assisted electric oven, and a gas hob with extractor hood above, and washing machine along with space for a freestanding fridge freezer. A rear-facing uPVC double-glazed window provides natural light, while quality wood-effect flooring flows seamlessly into the dining area.

The dining space features uPVC double-glazed French doors opening onto the rear garden and a central heating radiator—ideal for both everyday living and entertaining.

FIRST FLOOR LANDING

The landing offers a spacious storage cupboard with hanging rail, access to the partially boarded loft, and stylish spindle balustrades. Doors lead to three bedrooms and the family bathroom.

MASTER BEDROOM

A beautifully presented principal bedroom with a front-facing uPVC double-glazed window, central heating radiator, and a useful over-stairs storage cupboard. A door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

Finished to a high standard, this contemporary suite comprises a walk-in shower with mains-fed shower, pedestal hand wash basin and low-level WC. Features include fully tiled walls, wood-effect flooring, a central heating radiator, extractor fan and a front-facing obscure uPVC double-glazed window.

BEDROOM TWO

A well-proportioned double bedroom with a rear-facing uPVC double-glazed window and central heating radiator.

BEDROOM THREE

Currently utilised as a dressing room, this versatile space features a rear-facing uPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

A stylish family bathroom fitted with a white suite comprising a panelled bath with shower mixer tap, pedestal hand wash basin and low-level WC. Complemented by partially tiled walls, tile-effect vinyl flooring, a central heating radiator, extractor fan and a side-facing obscure uPVC double-glazed window.

EXTERIOR

To the front, the property boasts a low-maintenance frontage with a double driveway providing off-road parking for two vehicles, along with gated access to the rear.
The rear garden is attractively landscaped for ease of upkeep, featuring raised flower beds, neatly maintained borders, extensive paved areas, a garden shed, a pergola and a water tap.

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Jacob
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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

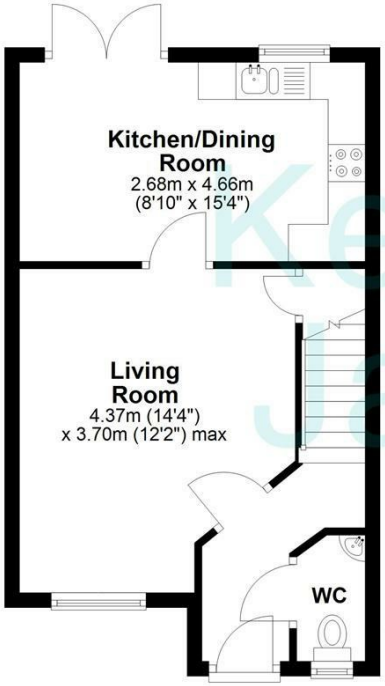
Council Tax – Band B

Viewings – By Appointment Only

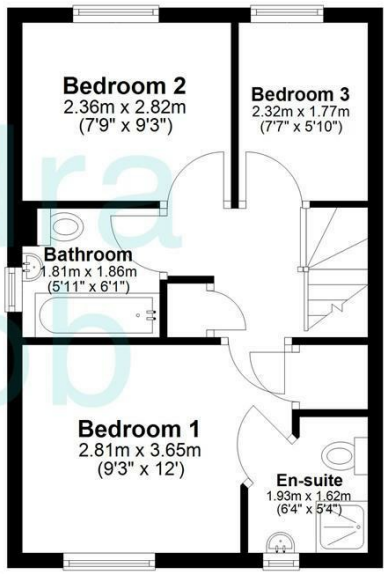
Floor Area – 738.90 sq ft

Tenure – Freehold

Ground Floor
Approx. 35.4 sq. metres (381.0 sq. feet)



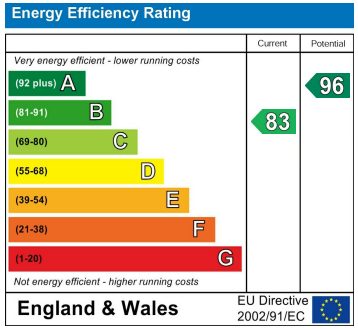
First Floor
Approx. 33.3 sq. metres (357.9 sq. feet)



Total area: approx. 68.6 sq. metres (738.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra Jacob
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