



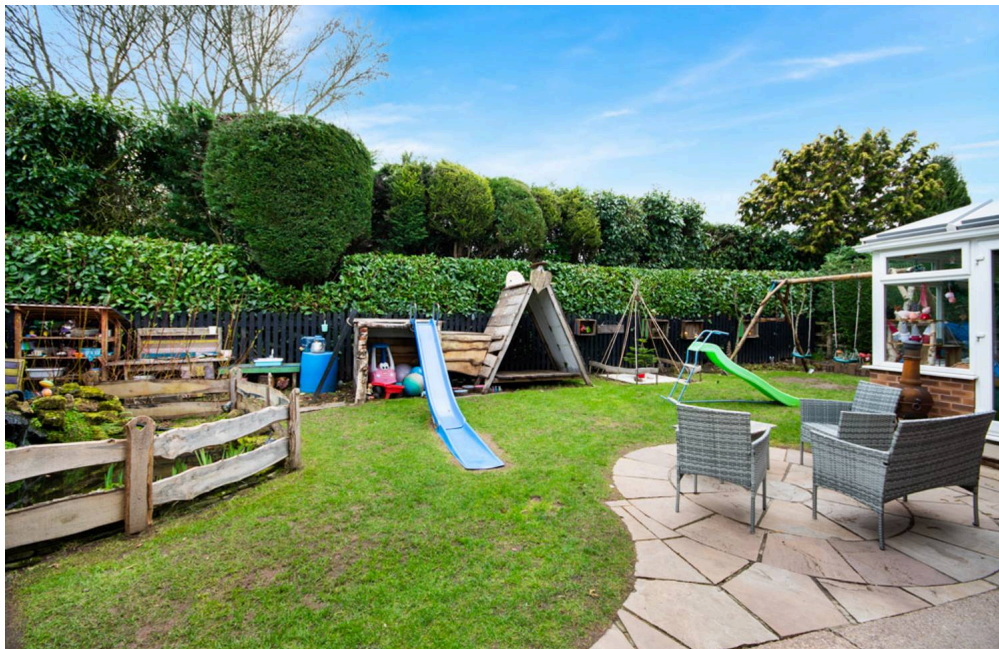
West Park Place, Retford, DN22 7PP

£300,000 Freehold

• ****NO UPWARD CHAIN**** • Beautifully Positioned THREE DOUBLE BEDROOM Detached Family Home • Enjoying Several Family-Orientated Living Spaces • Substantial Private Driveway & Detached Double Garage Providing Plentiful Parking • Fully Enclosed, South-Westerly Aspect Rear Garden & Patio Area • Idyllically Situated on a Quiet Cul De Sac to the West of Retford • Close Proximity to Retford's Array of Everyday Conveniences, Recreational Facilities, Pubs, Restaurants, & Schools for All Age Groups • Excellent Road & Rail Links



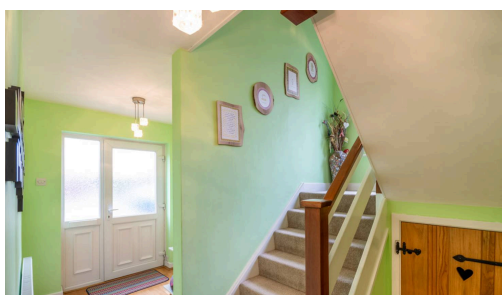
A beautifully positioned THREE DOUBLE BEDROOM detached family home, thoughtfully designed to capture an abundance of natural light. Enjoying several family-orientated living spaces, the ground floor briefly comprises a welcoming entrance hall, open plan lounge diner, sunny conservatory, breakfast kitchen boasting ample storage, and a handy ground floor WC. To the first floor, a bright landing leads to the master bedroom, two further generous bedrooms, both benefitting from fitted storage, and a well-appointed family bathroom. Outside sees a fully enclosed, south-westerly aspect rear garden and patio area, whilst a substantial private driveway and detached double garage offer plentiful parking. Set back from the roadside on a quiet cul de sac to the west of Retford, West Park Place boasts close proximity to the market town's array of everyday conveniences, recreational facilities, pubs, restaurants, and schools for all age groups, whilst benefitting from great accessibility to the A1.



Council Tax band: C

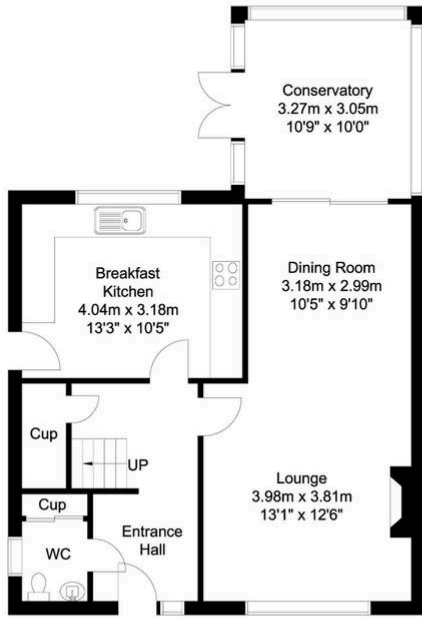
Tenure: Freehold

EPC Energy Efficiency Rating: C

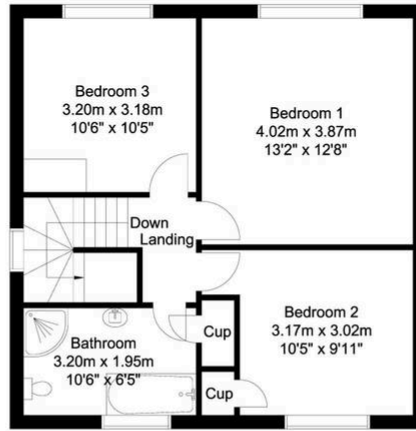




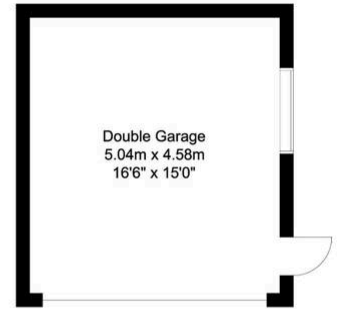
Ground Floor
62 sq m/667.36 sq ft
Approx.



First Floor
52 sq m/559.72 sq ft
Approx.



Outbuilding
23 sq m/247.56 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 @2026