



25 ST JOHNS DRIVE CLARBOROUGH

An extremely well presented and refurbished detached three bedroom bungalow in this small and favoured village. The property benefits from a good sized lounge leading to and overlooking the rear garden. A dove grey modern fitted kitchen with some integrated appliances. There is a modernised bathroom as well as driveway leading to single garage and further parking to the front of the property. Manageable rear garden.

£239,995

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BROWN & CO

Property and Business Consultants

25 ST JOHNS DRIVE, CLARBOROUGH, RETFORD, NOTTINGHAMSHIRE, DN22 9NN

LOCATION

Description The property enjoys frontage onto this small cul-de-sac, but close to the heart of the highly regarded and well served village of Clarbrough. The village presently boasts a variety of local amenities including convenience store, primary school, public houses, village hall etc. There are fine walks along country lanes and footpaths in this area and the Market Town of Retford lies a short car journey away where a full range of residential facilities can be found.

This area in general is served by excellent transport links. Retford has a direct rail service into London Kings Cross (approx. 1 hour 30 minutes). The A1 lies to the west from which the wider motorway network is accessible and air travel is convenient by international airport, Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent are well catered for.

ACCOMMODATION

Half glazed UPVC door into

Staggered **ENTRANCE HALL** with access to partially boarded roof void, built in linen cupboard with small radiator. Central heating thermostat.

LOUNGE 17'8" x 10'5" (5.43m x 3.19m) rear aspect double glazed sliding patio doors, beech fire surround with raised slate hearth and electric fitted coal effect fire, telephone and TV points.

REFITTED KITCHEN 11'5" x 9'6" (3.50m x 2.91m) rear aspect double glazed window with views to the garden and half glazed door to driveway. An extensive range of dove grey high gloss base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, integrated dishwasher below, space and plumbing for washing machine, cupboard housing wall mounted gas fired central heating combination boiler. Four ring stainless steel gas hob with Perspex splashback and stainless steel extractor canopy above. Built in electric oven and grill, integrated fridge and freezer. Ample quartz effect working surface with matching upstands. Wood grain effect flooring, mains fed smoke alarm.

BEDROOM ONE 12'7" x 11'0" (3.86m x 3.36m) measured to front of range of two built in wardrobes with ample hanging and shelving space with cupboards above. Front aspect double glazed window overlooking the front garden. Telephone point.

BEDROOM TWO 10'8" x 10'4" (3.29m x 3.18m) front aspect double glazed window, telephone point.

BEDROOM THREE/STUDY 7'7" x 7'2" (2.34m x 2.20m) side aspect double glazed window, telephone point.

REFITTED BATHROOM two side aspect obscure double glazed

windows. Three piece white suite with panel enclosed bath, mixer tap, mains fed shower with handheld attachment and raindrop shower head. Glazed shower screen. Pedestal hand basin with mixer tap, low level wc. Ceramic tiled flooring, part tiled walls, wall mounted medicine cabinet and additional wall mounted mirror and extractor.

OUTSIDE

The front garden has been pebbled with space for 2-3 vehicles and small shrub borders. Shared driveway to the side leading to the **SINGLE GARAGE** with metal up and over door and rear aspect window. From the drive is a gate giving access to the rear garden.

The rear garden is fenced to all sides with full width paved patio with external lighting and water supply. Steps leading to the rear of the garage where there is space for a timber shed or greenhouse. Good area of lawn and additional side paved patio. The garden backs on to open space behind.

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 C. 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 finalizing 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.

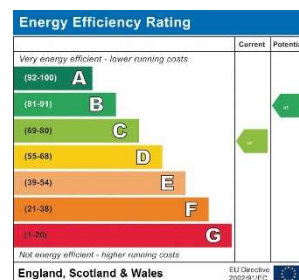
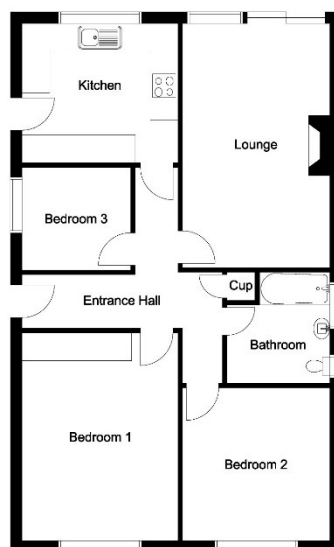
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm. Viewing: Please contact the Retford office on 01777 709112.

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 specialize 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 November 2022.



IMPORTANT NOTICES

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