



3 IDLE COURT, MATTERSEY THORPE  
£589,995

**BROWN & CO**

## 3 IDLE COURT, MATTERSEY THORPE, DONCASTER, DN10 5FB

### DESCRIPTION

A stunning new family home by Gr33n Homes, this is a light filled house of excellent specification. The property nestles in the corner of the modest Idle Court development of just five properties adjoining edge of village countryside.

### GENERAL SPECIFICATION

10 Year Insurance backed warranty  
2 years builders warranty  
Moores Rou fully fitted kitchen with wine cooler  
Underfloor heating downstairs  
Porcelanosa tiles through out  
Porcelanosa bathrooms  
Fully carpeted  
Turfed  
Solid oak doors  
Feature led lighting  
1 and ½ detached garage  
Electric car point  
LPG central heating  
Chrome light pack throughout

### LOCATION

Idle Court is situated off Broomfield Lane when travelling from Mattersey to Mattersey Thorpe and commands views over edge of village countryside.

Lying just beyond the River Idle, Mattersey Thorpe is a village adjacent to Mattersey itself, set amidst gently undulating countryside in the North Nottinghamshire/South Yorkshire borders. Although benefiting from a rural location adjacent to countryside, the village is readily connected to an excellent road network placing Bawtry, Retford and Doncaster within comfortable commuting range.

Transport links in general are excellent, with the A1M lying to the west from which the wider motorway network is available. Retford

and Doncaster have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford).

Mattersey has a primary school and the wider region there are educational facilities (both state and independent). Leisure and recreational facilities are well catered for too.

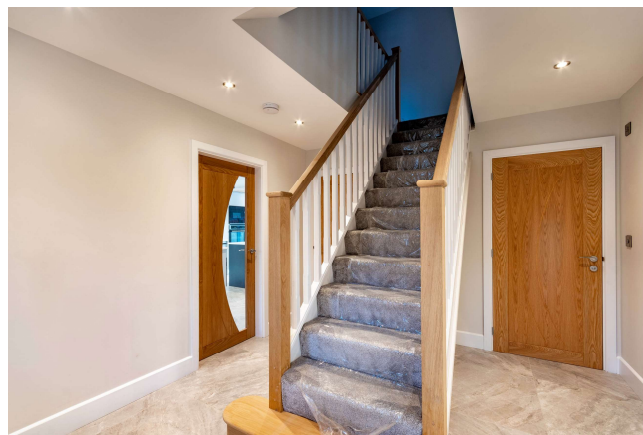
### DIRECTIONS

Leaving Retford northbound on the A638 at the base of the railway bridge turn right signposted Sutton. Proceed through the village of Sutton and into Mattersey following the road around to the T-junction. Proceed diagonally over passing the school on the left and head towards Mattersey Thorpe. Idle Court will be found on the left hand side before the road sweeps around to the left into the village.

### ACCOMMODATION

#### TILED OPEN ENTRANCE PORCH

**RECEPTION HALL** with elegant central staircase ascending to galleried landing over, tiled flooring. Boiler room.



**CLOAKROOM** beautifully half tiled to complement the hall, contemporary wc with concealed cistern, wall hung basin, chrome towel warmer.

**LOUNGE 22'6" x 13'8" (6.85m x 4.15m)** wonderful dual aspect living space with bifold doors delivering garden access to patio and grounds, "media" wall, recesses for media apparatus and adjacent shelving.



**LIVING DINING KITCHEN 35'7" x 13'8" to 13'0" (10.85m x 4.15m to 3.95m)** with generous cooking, dining and living space. Centrally located kitchen area with comprehensive range of contemporary light grey units to wall and floor level, wall cabinets underlit and contrasting Heritage blue central island. Feature worktops, bespoke ceiling mounted extractor over hob to island. Array of other integrated appliances fridge freezer, washing machine, combination microwave oven, dishwasher and wine cooler. Accent lighting. In the rear living area are two sets of bifold doors opening directly to patios and rear grounds



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UTILITY ROOM 6'4" x 6'0" (1.95m x 1.85m) with range of complementing light grey contemporary units. Integrated washing machine and tumble dryer. Timber effect work surfaces. Franke contemporary sink unit, rear entrance door.

## FIRST FLOOR

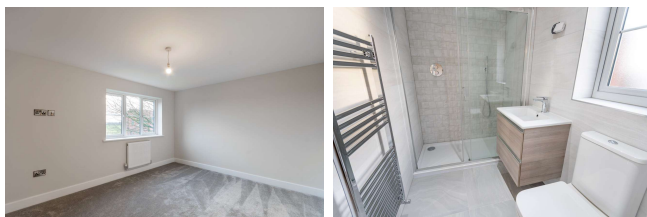
GALLERIED LANDING spindled balustrade over stair rail, access to roof void, downlighters, radiator.

BEDROOM ONE 13'10" x 13'5" (4.23m x 4.09m) front aspect window, radiator. Off to



EN SUITE SHOWER ROOM fully tiled walls and flooring in natural tones to complement. Generous showering enclosure with overhead deluge rainfall shower and additional handset. WC with concealed cistern, wall hung basin with base storage, accent lighting, chrome towel warmer.

BEDROOM TWO 13'10" x 11'0" (4.23m x 3.35m) rear aspect window, radiator. Off to



EN SUITE SHOWER ROOM generous 1500 showering enclosure having overhead deluge rainfall shower and additional handset. Wall hung basin with base storage, low suite wc, fully tiled walls and flooring in natural tones to complement. Chrome towel warmer.

BEDROOM THREE 12'10" x 12'0" (3.91m x 3.66m) dimensions exclude entrance lobby with walk in wardrobe. Rear aspect window, radiator.

BEDROOM FOUR 16'0" x 11'0" (4.86m x 3.35m) maximum dimensions, front aspect window, radiator.

HOUSE BATHROOM again luxuriously appointed with double ended bath set in tiled plinth. WC with concealed cistern, walk in tiled showering enclosure with overhead deluge shower and additional handset, wall hung basin with storage. Beautiful gloss tiling to walls with coordinating flooring in natural tones. Chrome towel warmer.



## OUTSIDE

The property is situated on the exclusive development of Idle Court with shared block paved driveway serving just five properties. This terminates at a resin bonded private double width driveway for no. 3 and the brick built 1.5 GARAGE 20'0" x 17'9" (6.11m x 5.42m) with electric roller shutter door and personal door. The grounds are turfed with front lawned garden, approach paved path which circulates around the side of the property to the principal garden at the rear, this features an expanse of lawn and two linked patio areas directly accessible from primary living spaces of lounge and living dining kitchen.

## 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 TBC.

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 finalising 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.

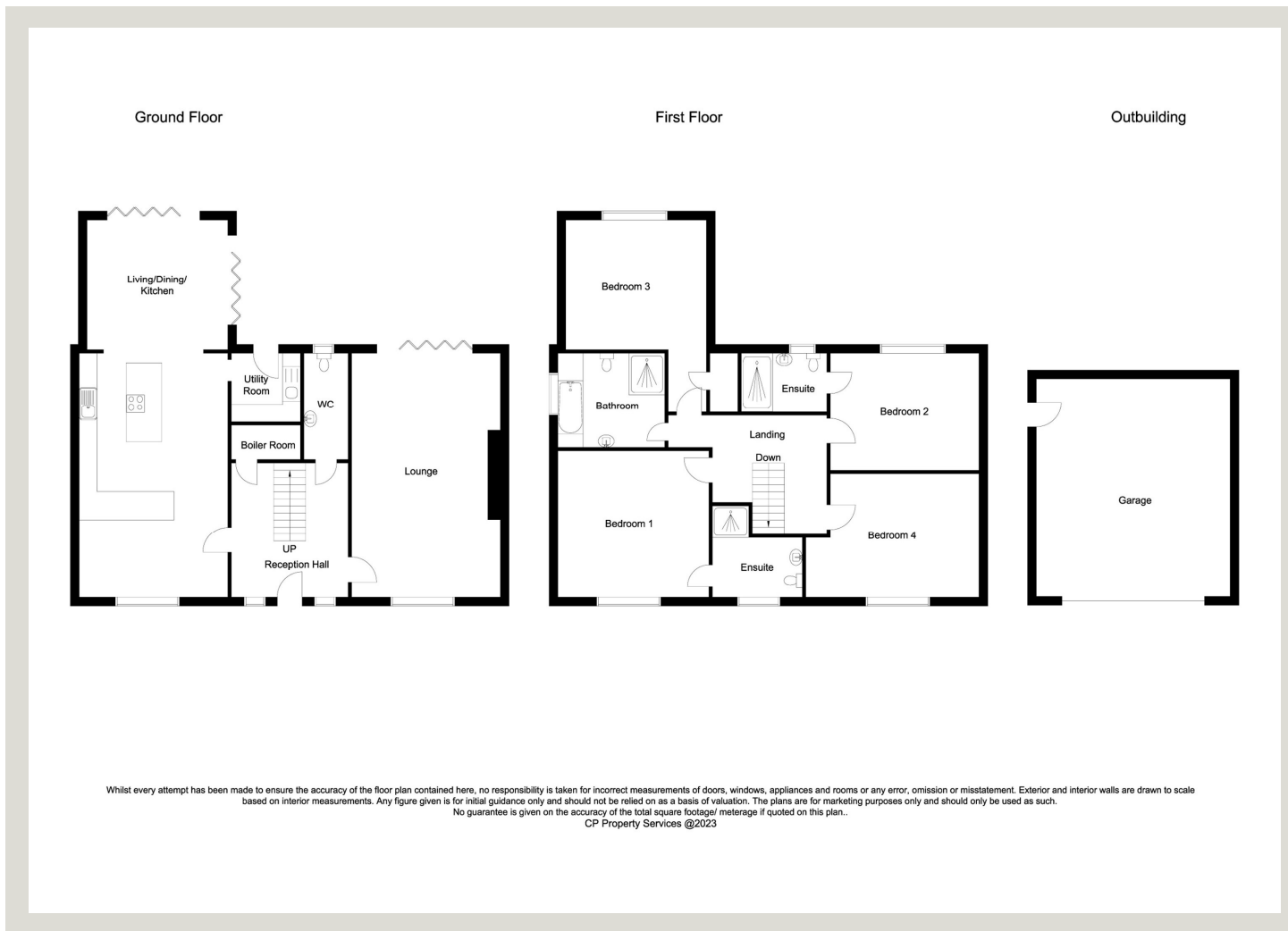
Viewing: Please contact the Retford office on 01777 709112.

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.

These particulars were prepared in March 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## IMPORTANT NOTICES

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