



EAST ORCHARD, 16A CLAYLANDS RD, WHITWELL  
Offers in the region of £400,000

**BROWN & CO**



## EAST ORCHARD, 16A CLAYLANDS ROAD, WHITWELL, S80 4QE

### DESCRIPTION

Generous five bedroom detached family home with excellent rear garden, bright living, space and orientated to capture attractive views over edge of village fields and countryside.

Living spaces include lounge and separate dining room, both of which connect to a sizable P shaped conservatory; a study is also provided. The kitchen is comprehensively fitted, this also opens to the conservatory and there is a utility room too.

Two of the bedrooms have ensuite facilities, with the principal bedroom having a particularly generous ensuite bathroom.

Parking is to the front with a driveway, to the side of which is a detached double garage.

### LOCATION

The property is situated off Claylands Road to the very edge of the popular village of Whitwell and enjoying the pleasant rear aspect over adjoining countryside as above.

Whitwell is served by a good range of facilities with further amenities available in nearby Worksop.

Lying just off the A619 the Village enjoys good transport links with the motorway network accessible at Junction 30 of the M1 at Barlborough.

### DIRECTIONS

Satnav S80 4QE  
[what3words.com/wells.harnessed.clouds](https://what3words.com/wells.harnessed.clouds)

### ACCOMMODATION

RECEPTION HALL 15'9" x 12'8" (4.81m x 3.85m) staircase to first floor, spindled balustrade under stairs storage cupboard, front aspect window, cloaks cupboard, radiator



CLOAKROOM inbuilt cupboard, low suite WC, pedestal basin, fully tiled walls and floor, radiator

LOUNGE 21'5" x 12'0" (6.53m x 3.66m) measured to rear of chimney breast with fireplace and open grate, dual aspect, including double doors to rear patio and grounds, door to conservatory, radiators.



DINING ROOM 15'10" x 13'9" (4.83m x 4.18m) measured to rear of chimney breast with attractive fireplace and open grate, double doors to conservatory, radiator



STUDY 7'10" x 6'10" (2.38m x 2.09m) radiator

KITCHEN 19'2" x 10'0" (5.84m x 3.04m) comprehensively fitted with range of beech style units to wall and floor level with granite worktops. Double Belfast sink unit, tiled splashbacks and flooring to coordinate. Double doors opening to



CONSERVATORY 24'10" x 12'2" to 5'11" (7.58m x 3.70m to 1.80m) generous and P-shaped, entry points from kitchen, dining room and lounge, doors opening externally to rear grounds. Tiled flooring, radiator

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UTILITY 10'0" x 7'4" (3.04mx2.24m) range of reclaimed pine style units, wood block work surfaces, sink, front aspect window, plumbing for washing machine and dishwasher. Hob, extractor



## FIRST FLOOR

GALLERIED LANDING spindled balustrade, access hatch to roof void radiator

BEDROOM ONE 19'6" x 12'0" (5.96m x 3.66m) dual aspect, radiator, off to



EN SUITE BATHROOM white suite of double ended bath in tiled plinth, walk-in showering area with glazed frameless screening and Mira electric shower, twin basins with base storage, WC, bidet, fully tiled walls and flooring, chrome towel, warmer radiator.

BEDROOM TWO 13'4" x 10'6" (4.06m x 3.20m) minimum dimensions measured to front of inbuilt wardrobes, rear aspect, window, radiator, off to



EN SUITE SHOWER ROOM quadrant shower enclosure having aqua boarding, basin with base storage. WC. Half tiled around fittings, tiled flooring, radiator.

BEDROOM THREE 10'10" x 10'6" (3.30m x 3.20m) rear aspect window, exposed floorboarding, radiator

BEDROOM FOUR 10'3" x 9'3" (3.12m x 2.82m) maximum, measured to rear of inbuilt wardrobe and cupboard, front aspect window, radiator.

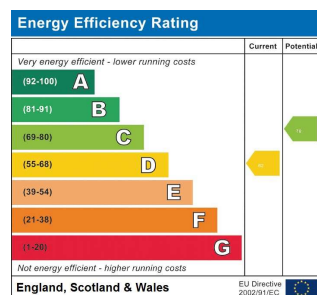
BEDROOM FIVE 9'3" x 6'0" (2.83m x 1.82m) front aspect window, radiator

FAMILY BATHROOM white suite of panelled bath, tiled showering area with Mira electric shower, WC, pedestal basin, radiator

## OUTSIDE

Tucked away off Claylands Road. Tarmac driveway to front with detached DOUBLE GARAGE 20'4" x 18'4" (6.20m x 5.60m).

Principal garden to rear with extensive paved patio, amenity area and lawn beyond. Variety of shrubs and plants. The rear garden adjoins and overlooks edge of village fields and countryside.



## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bolsover District Council that this property is in Band E.

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.

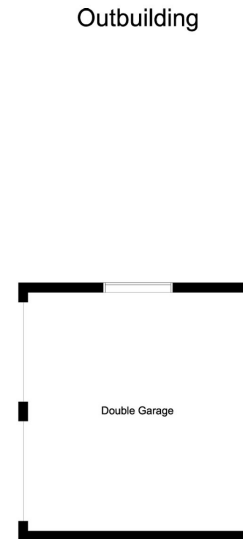
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 specialise 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 February 2023.







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 @2023



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