



ASHLEA FARM, EAST DRAYTON
£625,000

BROWN & CO

ASHLEA FARM, LOW STREET, EAST DRAYTON, RETFORD, DN22 0LN

DESCRIPTION

Ashlea Farm is a delightful home, constructed in an appealing period style and situated within a small grouping of similar high calibre dwellings in this highly regarded village.

The property will suit a number of buyers from families to professional couples, employing a fine specification including double glazing, quality appliances, contemporary sanitary ware and oil powered central heating including underfloor heating at ground level and conventional radiators at first floor.

Externally the property enjoys excellent frontage onto Low Street with a well proportioned rear and side garden. To the rear is a double garage with electric up and over wooden doors a long with further off road parking on the pebbled driveway.

LOCATION

The property is situated in the heart of the highly regarded village of East Drayton. The village lies just off the A57 meaning it is ideally placed for accessing the areas excellent transport network. The A57 leads to the A1 at Markham Moor putting the wider motorway network within comfortable driving distance. Both Retford and Newark have mainline railway stations upon the London to Edinburgh intercity link. Leisure amenities and educational facilities, both state and independent, are well catered for. There are a number of local primary schools in the area and Tuxford Academy is nearby, this provides highly demanded secondary education.

DIRECTIONS

Sat Nav – DN22 0LN
what3words///pine.mornings.rural

ACCOMMODATION

ENTRANCE HALL 22' x 11' (6.70m x 3.35m) with feature staircase with oak banisters and glass balustrades, solid wood flooring and leads to multiple rooms and the breakfast kitchen. Contemporary

wall lights.



STUDY 14' x 8' (4.27m x 2.44m) with Georgian style front aspect sash window, Georgian style coving and built in Georgian style storage units with matching desk and bookcase. TV and telephone points.

LIVING ROOM 22' x 13'11" (6.70m x 4.24m) with wooden flooring, dual aspect double glazed Georgian style sash windows, multi fuel burning stove with brick surround, oak bressummer, stone hearth. Georgian style bespoke coving and rose tile features with contemporary light fittings. Rear double glazed door to rear garden and patio area.



DINING ROOM 13'11" x 13' (4.24m x 3.96m) with rear aspect double glazed rear aspect Georgian style window, Georgian style coving, and contemporary wall mounted lights.

BREAKFAST KITCHEN 22' x 18' (6.71m x 5.49m) the focal point of this home is most definitely the open plan breakfast kitchen. There is an impressive stone laid floor with underfloor heating with a centre breakfasting island with granite worktops and contemporary Georgian style unit base. There are a range of bespoke wall cupboards and base units with complementing wooden butchers block worktops and inset Belfast sink. There are under unit lights and LED plinth lights, a range of high quality and integrated kitchen appliances which include, electric induction hob, extractor fan, wine cooling fridge, oven, microwave oven, warming draw, dishwasher and space with water supply for American fridge freezer. The room has a mass of natural light with 4 side aspect windows as well as side aspect double doors leading to the rear garden.

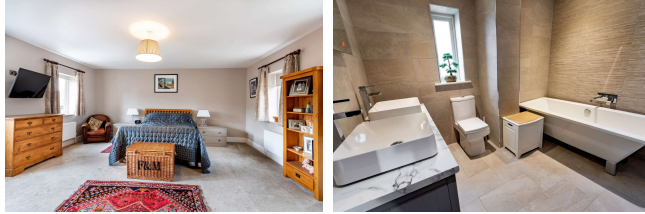


UTILITY ROOM entered into through solid oak door, stone floor tiling, under floor heating, extractor fan, stainless steel sink with drainer, space and plumbing for washing machine and in built Georgian style cupboards.

CLOAKROOM solid oak door, pedestal hand basin, low level WC, part tiled walls and wooden flooring.

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MASTER BEDROOM 17' x 16' (5.18m x 4.88m) with 4 double glazed front and rear aspect windows, built in Georgian style storage cupboards and pull out dressing area. Oak door to



EN SUITE BATHROOM with floor and wall tiles, his and hers hand wash basin with mixer taps and Georgian style storage unit under, wall mounted led lit mirror, low level WC, free standing contemporary bath with mixer tap, heated towel rail.

FAMILY SHOWER ROOM side aspect obscured double glazed window, walk in shower with mains fed hand help shower attachment, low level WC, pedestal hand basin with mirror and light above. Tiled walls, tiled floors,. Chrome towel rail/radiator.

BEDROOM TWO 13'10" x 11'11" (4.22m x 3.63m) with rear facing double glazed Georgian style sash windows, Georgian style in built wardrobes, loft access to an impressive full length attic space which could be altered subject to the usual planning consents.



BEDROOM THREE 13'10" x 10' (4.22m x 3.05m) with rear aspect double glazed window

BEDROOM FOUR 13'10" x 11' (4.22m x 3.35m) with front aspect double glazed Georgian style sash window and door to Jack & Jill shower room.

BEDROOM FIVE 13'10" x 10' (4.22m x 3.05m) with front aspect double glazed Georgian style sash window and door to Jack & Jill shower room.

JACK & JILL SHOWER ROOM with floor and wall tiles, walk in shower, spotlight ceiling, hand wash basin and pedestal, low level flush WC, heated towel rail.



OUTSIDE

Externally the property benefits from a lawn front buffer garden with frontage onto Low Street separated with a small footwall and cast iron railings. There is also a side gate to the rear garden and patio area with doorway into a double garage. To the rear is a large pebbled parking area leading to a double garage with electric up and over wooden doors. The garages are of ample size and both can house a large vehicle. Two paved patio areas, timber shed, external lighting, electric sockets and water supply.

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 F.

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.

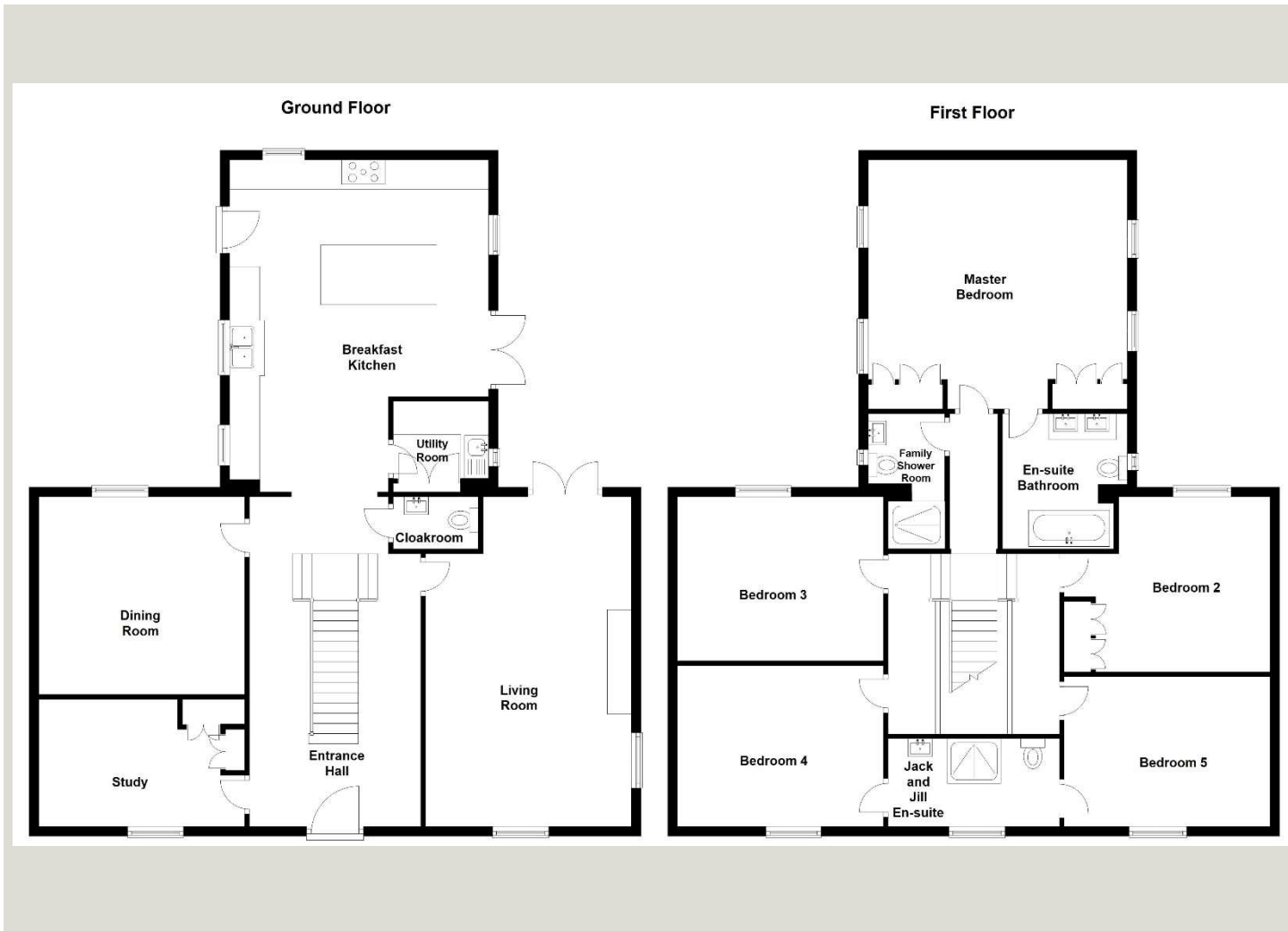
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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