



EDELWEISS, CHURCH LANE, CLARBOROUGH
£375,000

BROWN & CO

EDELWEISS, CHURCH LANE, CLARBOROUGH, RETFORD, DN22 9NQ

DESCRIPTION

An immaculately presented and extended three double bedroom detached bungalow which has undergone a major refurbishment programme by the current owners and provides spacious and comfortable accommodation throughout. There is a good aspect lounge overlooking the rear garden and adjoining fields. There is a larger than average single garage/workshop and additional parking for several vehicles. The property is located on the edge of this popular village which has some good local amenities as well as schooling and viewing is highly recommended.

LOCATION

Clarborough is a highly regarded and well served village presently boasting 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.

DIRECTIONS

What3words///sunshine.aliens.cheater

ACCOMMODATION

Partially covered entrance with half glazed composite door into

L-SHAPED ENTRANCE HALL moulded skirtings, dado rail, access to roof void which has ladder, light, fully boarded, carpeted and window. Telephone point.

BEDROOM ONE 10'7" x 15'0" (3.25m x 4.60m) measured to front of range of built in wardrobes incorporating two double wardrobes, central shoulder height hanging space cupboard with display above and TV point, five drawer chest and two bedside chest of drawers. Front aspect double glazed picture window overlooking the garden. Wood effect skirtings, recessed lighting, door to



EN SUITE SHOWER ROOM side aspect obscure double glazed window, shower cubicle with mermaid boarding, mains fed shower with handheld attachment, raindrop shower head and glazed screen. Vanity unit with mixer tap and inset sink with cupboard below. Aqua board splashback, wall mounted touch screen heated mirror, shaver socket, low level wc. Chrome towel rail radiator, recessed lighting and extractor.

BEDROOM TWO 11'0" x 10'6" (3.38m x 3.22m) measured to front of range of floor to ceiling wardrobes incorporating three double wardrobes with hanging and shelving space. Front aspect double glazed window. TV aerial point, ornate coving.

BEDROOM THREE 10'5" x 8'4" (3.21m x 2.57m) double glazed window with views to rear garden and fields beyond. Built in double wardrobe with ample hanging and shelving space, TV aerial lead, ornate coving.

REFITTED BATHROOM 7'4" x 6'7" (2.24m x 2.05m) rear aspect obscure double glazed window. Three piece white suite with contemporary panel enclosed bath and contemporary mixer tap, rectangular vanity unit with mixer tap and soft close drawers below. Low level wc, anthracite towel rail radiator, part tiled walls, recessed lighting and extractor.



KITCHEN BREAKFAST ROOM 13'3" x 10'4" (4.06m x 3.18m) maximum dimensions, side aspect double glazed window, refitted with handle less white coloured high gloss base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap, five ring stainless steel Lamona gas hob with glass and stainless steel extractor canopy above. Built in Lamona double oven/grill, ample working surfaces with matching upstand splashback. Integrated fridge, ceramic tiled floor, small breakfast bar, spotlighting. Step up and arch to



INNER REAR PORCH with half glazed UPVC door.

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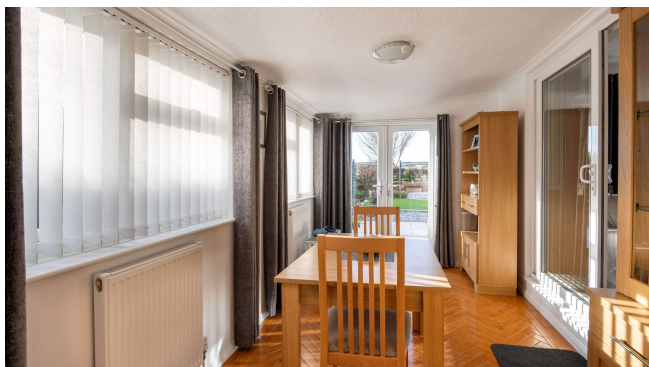
SIDE PORCH with half glazed door to the front, UPVC base with double glazed windows. Space for washing machine and space for one further appliance. Working surfaces, wood panelled ceiling and spotlighting.

UTILITY CUPBOARD with space for upright fridge freezer or other appliances, access to roof void.

LOUNGE 16'7" x 12'10" (5.08m x 3.95m) rear aspect double glazed picture window with views to the attractive rear garden and fields beyond, double glazed sliding patio doors into dining room. Feature log effect electric fire with cream coloured surround. Oak coloured laminate flooring, moulded skirtings, dado rail, ornate corning, ceiling rose, telephone point.



DINING ROOM 14'2" x 8'3" (4.32m x 2.52m) two side aspect double glazed windows double glazed French doors into garden. Herringbone style ceramic tiled flooring, radiators.



UTILITY ROOM/CLOAKROOM side aspect obscure double glazed window, white low level wc, circular enamel sink drainer unit with mixer tap, double cupboard below, space and plumbing for washing machine, working surfaces.

OUTSIDE

The front garden is accessed off Church Lane and is attractively landscaped, hedged to all sides. There is a partially herringbone block paved drive with brick wall surround leading to the stoned driveway with space for several vehicles. Good selection of established shrubs and foliage. Pedestrian access to the side of the property as well as additional driveway which is hedged and provides parking. A further herringbone block paved patio, external water supply, brick built **TANDEM GARAGE 21'3" x 8'6" (6.48m x 2.62m)**, **ATTACHED CARPORT** with wooden doors, power and lighting.

The rear garden has been landscaped and is an attractive feature of the property and adjoins open fields to the rear. Sandstone L-shaped patio with brick edging and additional herringbone patio. Raised wooden fish pond. The garden is divided into various sections including artificial lawned area with shrub and flower borders, rockery area with pebbled surround and trellising featuring another pebbled garden area with shrub borders. Path to the side leading to the rear of the plot which is retained by a small brick wall and currently is set as a vegetable patch. The garden is hedged and fenced and has fields to the rear.



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 D.

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.

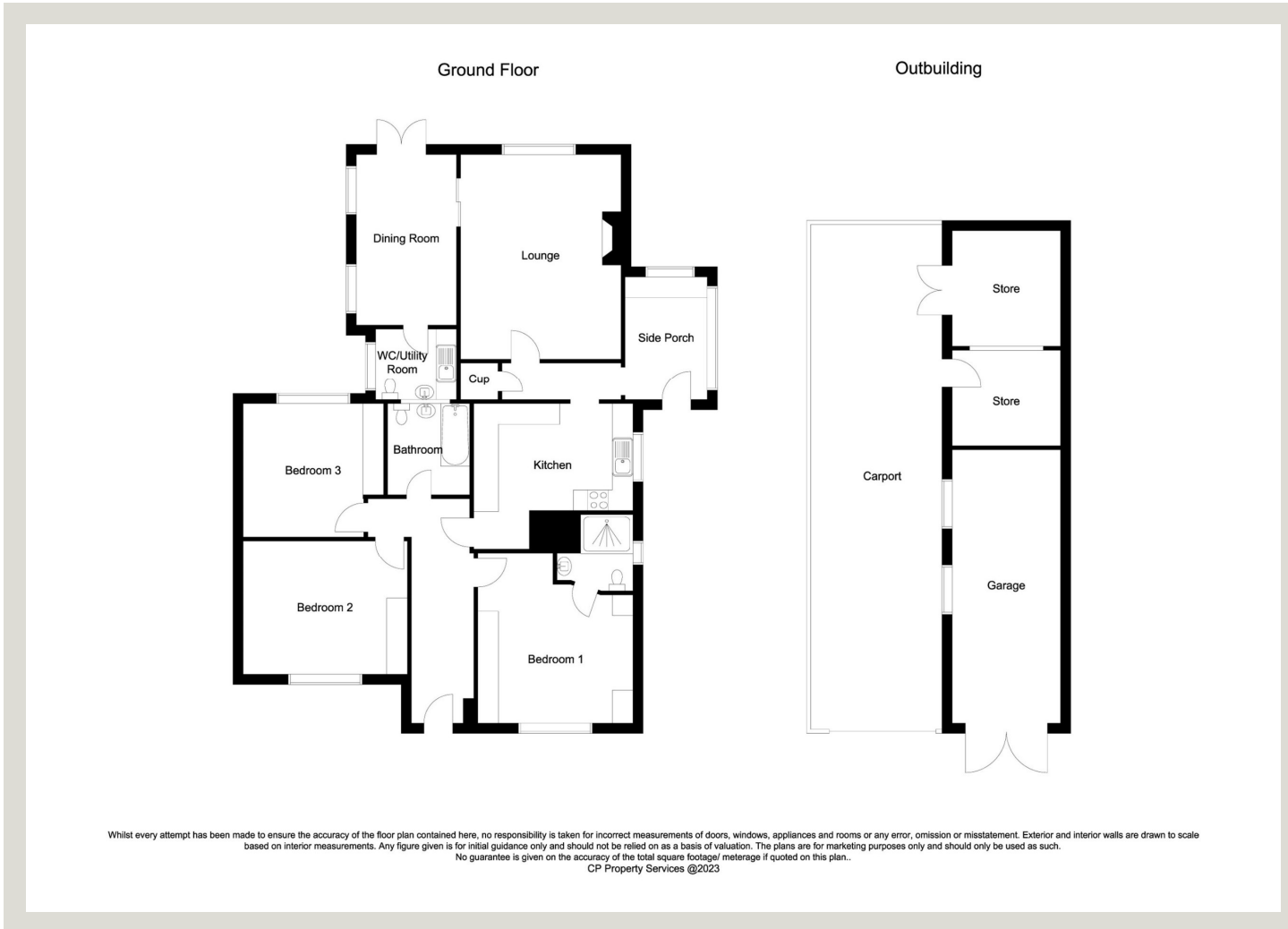
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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		
(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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