



WYCHWOODS, NORTH WHEATLEY
£750,000

BROWN & CO



WYCHWOODS

TOP STREET, NORTH WHEATLEY
RETFORD, NOTTINGHAMSHIRE, DN22 9DB

DESCRIPTION

A recently reconfigured and remodelled large, detached family home over three floors with spacious accommodation throughout extending to approximately 3800 sq ft. The open plan kitchen living dining room is a great feature of the property and offers views over the village and to farmland. There is large master bedroom suite and the additional four bedrooms all have en suite facilities. In addition, on the first floor is a front aspect lounge leading into the dining room and on the ground floor off the spacious hall is a gym and snug, either of which could be turned into a home office for working.

Externally there are attractive landscaped gardens, off road parking for several vehicles access by way of an electric gate and integral double garage. Viewing is strongly suggested for Wychwoods to appreciate the quality of the build and accommodation therein.

LOCATION

Wychwoods enjoys frontage to Top Street in the highly regarded village of North Wheatley. North Wheatley benefits from a wealth of local amenities when combined with its sister village of South Wheatley. These presently include primary school, recreation ground, village hall and post office/convenience store.

The village is ideally located for commuting into Retford, Gainsborough and beyond. The area in general has excellent transport links with the A1M lying to the west, Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel is convenient via Nottingham East Midlands international airports.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

[what3words///robot.stupidly.behalf](https://www.what3words.com/robot.stupidly.behalf)



ACCOMMODATION

Composite front door with slimline double glazed windows to either side into

SPLIT LEVEL ENTRANCE HALL 11'6" x 7'8" (3.52m x 2.37m) with York stone flooring, moulded skirtings, recessed lighting, stairs to first floor landing. Half glazed door to

GYM 17'9" x 13'2" (5.39m x 4.01m) maximum dimensions, front aspect double glazed sash window. Oak coloured flooring, recessed lighting, door to garage.

SNUG 17'7" x 10'6" (5.39m x 3.23m) front aspect double glazed sash windows. Oak coloured flooring, recessed lighting, TV point.

Stairs to **FIRST FLOOR GALLERY STYLE LANDING** with oak coloured flooring, stairs to second floor.

INNER LOBBY with shelved cupboard. Step up to

UTILITY ROOM side aspect half glazed composite door, space and plumbing for washing machine, space for one further appliance. Working surfaces with cupboards above. Floor to ceiling built in cupboard housing the wall mounted gas fired central heating boiler. Water softener and Megaflo Heatrae Sadia hot water cylinder. Dark oak coloured flooring, moulded skirting, recessed lighting.

Double opening into **KITCHEN LIVING DINING ROOM 31'8" x 20'5" (9.68m x 6.24m)** maximum dimensions, with two front aspect double glazed sash windows with views to the village and the fields beyond. Double glazed French doors onto the side decked area. A well appointed cream coloured fitted kitchen with ample base and wall mounted soft close cupboard and drawer units. Two Bosch built in electric ovens with grills above. Space for American style fridge freezer. Built in AEG microwave/grill. Central island with five ring gas hob and extractor canopy over. Additional granite working surfaces with inset sink and mixer tap. Integrated dishwasher. TV point. Part wood panelled walls, oak coloured flooring. A range of recessed lighting. Moulded skirtings.

CLOAKROOM with white low level wc, vanity unit with mixer tap and wood grain cupboards below. Ceramic tiled flooring, part tiled walls, recessed lighting, extractor fan and chrome towel rail radiator.

Double doors into **LOUNGE 27'3" x 11'8" (8.31m x 3.59m)** three double glazed sash windows. Feature modern fireplace with black raised marble effect hearth and fitted gas log effect fire. Medium oak coloured flooring. Recess space for wall mounted TV.





Half glazed double doors into **DINING ROOM 12'0" x 11'0" (3.68m x 3.36m)** with two double glazed sash windows to the side. Oak coloured flooring, moulded skirtings.

Stairs up to the **SECOND FLOOR LANDING** with stairs to the third floor.

MASTER BEDROOM SUITE

Dressing Area 12'6" x 5'9" (3.84m x 1.80m)

measured to front of range of built in wardrobes with sliding doors and ample hanging and shelving space. Oak coloured flooring.

Bedroom 12'2" x 11'6" (3.73m x 3.53m) double glazed French doors leading into the garden.

Recessed lighting. Opening to **En Suite Bathroom 13'5" x 9'10" (4.12m x 3.04m)**

rear aspect obscure double glazed sash window. Four piece suite with fitted jacuzzi spa bath with contemporary mixer tap and tiled surround.

White low level wc, his n hers fitted vanity unit both with contemporary mixer taps and soft close drawers below. Tiled splashback. Heated wall mounted mirror and light above. Additional separate walk in glazed shower with tiled walls and raindrop shower head. Raised ceiling with double glazed Velux window, extractor, recessed lighting, chrome towel rail radiator and oak coloured flooring.

BEDROOM TWO 13'9" x 10'10" (4.22m x 3.35m)

rear aspect double glazed French doors leading into the garden. Recessed lighting, door to

EN SUITE SHOWER ROOM 8'5" x 7'3" (2.59m x 2.23m)

rear aspect obscure double glazed sash window. Walk in shower cubicle with aqua boarding and tiled surround. Contemporary overhead raindrop shower head, glazed screens, white low level wc, vanity unit with circular sink, mixer tap and soft close drawers below. Wall mounted mirror, chrome towel rail radiator, recessed lighting, oak coloured flooring.

THIRD FLOOR with recessed lighting.

BEDROOM THREE 27'2" x 13'5" (8.29m x 4.11m)

triple aspect with two front aspect double glazed

Velux windows with views to the garden and fields. Double glazed sash window. Range of built in wardrobes incorporating mirror fronted doors with ample hanging and shelving space. Oak coloured flooring, recessed lighting, raised glass brick window. Tv point. Door to

EN SUITE SHOWER ROOM 10'5" x 7'2" (3.20m x 2.19m) side aspect double glazed sash window.

Walk in tile enclosed shower cubicle with glazed screen and mains fed shower with raindrop shower head. P-shaped vanity unit with circular inset sink and white soft close drawers below with black surround. Part tiled walls, white low level wc, ceramic tiled flooring, chrome towel radiator, extractor and recessed lighting.

BEDROOM FOUR 18'0" x 15'7" (5.51m x 4.78m)

measured to front of built in wardrobe with mirror fronted doors with ample hanging and shelving space. Two front aspect Velux double glazed windows with views to the countryside and side aspect double glazed sash window.

Oak coloured flooring. Recessed lighting. Opening into

EN SUITE BATHROOM 9'7" x 7'4" (2.97m x 2.25m)

with oval bath with contemporary mixer tap, white low level wc, vanity unit with contemporary mixer tap with soft close white drawers below and tiled splashback. Side aspect obscure double glazed sash window. Extractor, recessed downlighting, radiator.

Steps up to **BEDROOM FIVE 23'4" x 14'0" (7.13m x 4.31m)**

maximum dimensions with reduced head height. Two rear aspect double glazed Velux windows offering views to the garden and open space behind. Built in double wardrobe with part mirror and frosted sliding doors with ample hanging and shelving space. Built in fitted seat. Oak coloured flooring, TV point, additional Velux window, stairs up to **Mezzanine**

Area/Sitting Area with rear aspect Velux double glazed window, recessed lighting, TV and telephone points, views looking into and on to the second floor landing. Recessed lighting, door to





EN SUITE SHOWER ROOM with tiled enclosed shower cubicle, white pedestal hand basin with tiled splashback, low level wc, chrome towel rail radiator, access to small roof void. Recessed lighting.

OUTSIDE

The front is walled and hedged with double opening electric gates onto the pebbled driveway providing parking for several vehicles with sunken lighting and leading to the **INTEGRAL DOUBLE GARAGE 18'3" x 16'6" (5.57m x 5.05m)** with metal up and over doors and high level windows. Railway sleeper fencing and edging to one side with raised, well stocked and established shrub and flower borders. Additional under window shrub beds. Gate giving access to the rear of the property via external concrete steps leading to the rear garden.

The rear garden is fenced to all sides, decked and railway sleeper full width patios. External lighting and water supply. A good area of sculptured lawn, additional slightly raised decked patio area with shrub surround. The garden is well stocked with a good selection of shrubs, trees and foliage.

From the dining area is a split level decked patio with lighting and laurel hedging with additional shrub, flower beds and borders offering views over the village and open fields.

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			

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 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.
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 These particulars were prepared in May 2023.



Ground Floor

First Floor

Second Floor

Third Floor



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