



MANDERLEY, EAST MARKHAM  
£400,000

**BROWN & CO**

# MANDERLEY, PRIESTGATE, EAST MARKHAM, NEWARK, NG22 0QT

## DESCRIPTION

Manderley is a fine family home, boasting an approximately south facing rear garden, situated on the edge of this highly regarded village and benefiting from recent upgrade to attractive standards.

The Reception Hall features a staircase with oak glazed balustrade and cloakroom refitted with an attractive contemporary suite including WC. The principal reception room is a L-shaped Lounge, delivering versatile living space and having double doors opening to a substantial covered entertaining area and rear garden.

The Dining Kitchen has been refitted with an attractive range of two tone, contemporary units featuring both substantial island with breakfast bar and appliances; there is ample dining space too. A fitted Utility Room with garden access completes the ground floor.

At first floor level, the sleeping space radiates round the central landing with oak glazed balustrade, the Master Bedroom has an en suite Shower Room and the House Bathroom has been refitted to luxurious standards, featuring both generous bath and showering enclosure.

Outside the property has a gated front parking court for several vehicles and an approximately South facing rear garden, landscaped with patio lawn and perimeter shrubberies together with aforementioned covered entertaining area.

The property is equipped with oil fired central heating and UPVC double glazed windows.

## LOCATION

Manderley has frontage to Priestgate just off Beckland Hill within the highly regarded village of East Markham. The village retains several amenities, has an active local community with several clubs and societies run via the village hall, recreation ground and a public house too. The village primary school is very popular, feeding the much sought after nearby Tuxford Academy.

The A57 bypasses the village meaning it is well placed for accessing the areas excellent transport network. The A57 intersects the A1 at nearby Markham Moor making it ideal for commuting and accessing the wider motorway network. Both Retford to the north and Newark to the south have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford, less from Newark).

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

## DIRECTIONS

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## ACCOMMODATION

**RECEPTION HALL** staircase with oak glazed balustrade.

**CLOAKROOM** refitted with contemporary suite of WC with concealed cistern, vanity basin with storage and quartz accents.

**LOUNGE 25'10" x 20'0" (7.87m x 6.10m)** L-shaped, maximum dimensions quoted with separate raised sitting area allowing a flexible layout, feature fireplace with marble inset and hearth. Double doors to external covered entertaining area and garden beyond.



**DINING KITCHEN 19'9" x 16'0" to 12'5" (6.02m x 4.88m to 3.80m)** refitted with substantial range of contemporary two tone units, including central island with breakfast bar hosting Neff induction hob with integrated extractor, further integrated appliances include double oven, large fridge and dishwasher. Front aspect windows and ample dining/entertaining space.



**UTILITY ROOM 9'3" x 7'6" (2.81m x 2.28m)** with maple style units, work surfaces, additional sink unit, plumbing for washing machine, additional integrated fridge and space for freezer, 2 year old Grant oil

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fired central heating boiler, rear aspect window and door to rear patio and grounds.

## FIRST FLOOR

**LANDING** with oak glazed balustrade around stairwell, sitting area, front aspect window, access hatch to roof void.

**BEDROOM ONE 17'6" x 9'3" (5.33m x 2.81m)** rear aspect.



**EN SUITE SHOWER ROOM** with quadrant shower and enclosure having quartz style aqua boarding and Mira shower. WC, basin, half tiled round fittings, exposed floor boarding.

**BEDROOM TWO 14'5" x 11'10" (4.39m x 3.60m)** rear aspect, walk-in airing cupboard/wardrobe.



**BEDROOM THREE 12'5" x 9'9" (3.80m x 2.97m)** front aspect.

**BEDROOM FOUR 9'9" x 7'8" (2.97m x 2.34m)** rear aspect.

**HOUSE BATHROOM** beautifully refitted with contemporary suite, including generous offset corner bath, large quadrant shower enclosure with aqua boarding and Aqualisa shower, range of vanity units hosting basin and concealing cistern to WC, complementing half tiling in natural tones and contrasting tiled flooring, chrome towel warmer. Partial underfloor heating.



## OUTSIDE

To the front, gated and gravelled parking court, feature Veranda.

To the rear, a lovely enclosed approximately south facing garden with generous patio across rear elevation, in part covered over by substantial entertaining area directly accessible from the lounge. Lawn and garden beyond with perimeter shrubbery. Gated path returning to the front.

## 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 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.

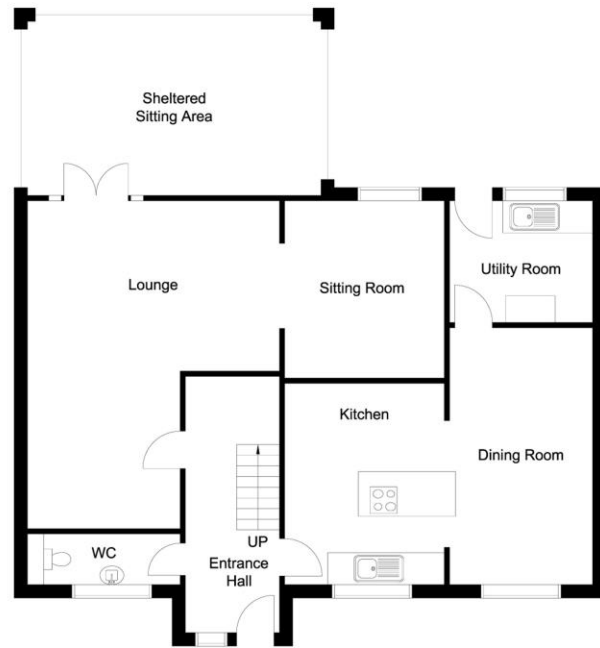
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

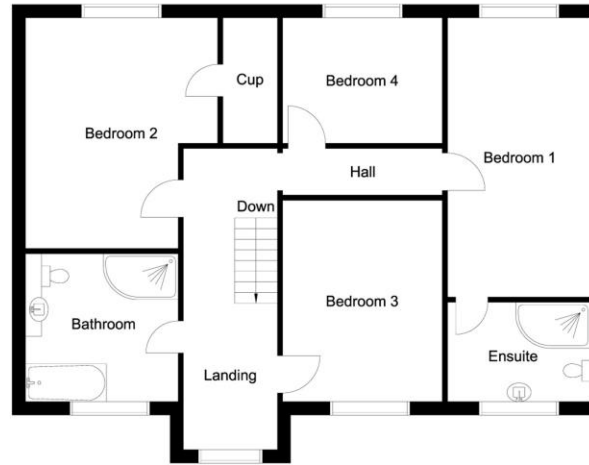
These particulars were prepared in June 2023.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		12
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	11	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor



First Floor



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CP Property Services @2023



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29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112 | retford@brown-co.com

