



11 THE DRIVE, RETFORD
£625,000

BROWN & CO

11 THE DRIVE, RETFORD, DN22 6SD

DESCRIPTION

Rare opportunity to acquire a high calibre family residence nestled on the very edge of town, boasting quality specification and panoramic forward views over paddocks, countryside, town periphery and towards the escarpment beyond Welham and Clarbrough.

The living space is bright, airy, and flows particularly well.

Accommodation commences with an entrance porch having double doors opening to the dining room, which permits formal entertaining and opens to an attractive lounge with substantial bay window delivering the aforementioned views. At the rear is a sun lounge again bright and benefiting from bifold doors to the rear garden, making it ideal for indoor - outdoor living.

The kitchen has been extended into a living/ garden room arrangement with direct garden access, perfect for informal dining and relaxed family gathering. The kitchen boasts a comprehensive range of two tone, contemporary units and a quality appliance package. A cloakroom with WC completes the ground floor.

A feature curved staircase ascends to a landing around which the bedrooms radiate. The larger front facing bedroom has a range of quality fitted furniture by Hammonds, including fully fitted walk-in wardrobe. The guest bedroom offers a luxuriously appointed en suite shower room, two further bedrooms are provided, and the house bathroom is equally well appointed to complement, including both freestanding elliptical bath and substantial showering enclosure.

Outside the property has gardens to front and rear, excellent parking and maneuvering, including side carport and an oversized garage. The rear garden is enclosed with direct access from the garden room and sun lounge.

Gas central heating is installed.

LOCATION

The Drive is a private road, serving a handful of quality residences on the very edge of town. It is approached by Park Lane and benefits from the aforementioned easterly views.

The Chesterfield Canal and country walks are on hand, yet the town centre is a short car journey away too.

Retford is a pleasant Georgian market town, with a full range of facilities, and particularly good transport links; the A1(M) lies to the west, from which the wider motorway network is available, and there is a direct rail service into London Kings Cross (approx. 1 hour 30 mins)

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

DIRECTIONS

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ACCOMMODATION

ENTRANCE PORCH with double doors to dining room.

LOUNGE 19'0" x 14'10" (5.78m x 4.53m) measured into generous bay window with front facing panoramic views, attractive fireplace hosting multifuel stove, open archway to



DINING ROOM 14'5" x 11'6" (4.40m x 3.50m) feature curved walling, sweeping staircase, front aspect.

SUN LOUNGE 19'0" x 11'0" (5.78m x 3.35m) bright and dual aspect including bifold doors to garden, limed oak style flooring.



LIVING DINING KITCHEN

Kitchen area 18'9" x 9'4" (5.73m x 2.84m) front aspect with fabulous views. A comprehensive range of contemporary two tone units including pull out larder unit, wine racking, mood/accent lighting, quartz worktops and upstands. 1.5 sink unit, comprehensive and quality appliance package including oven with warming drawer, microwave, induction hob, extractor, fridge freezer, dishwasher and washing machine. Side door to carport.



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Living/Dining/Garden Room 11'9" x 11'0" (3.57m x 3.35m) triple aspect, double doors to garden and continuous engineered oak flooring stretching through to kitchen.



FIRST FLOOR

LANDING to which the feature winding staircase ascends, part galleried over stairwell, archway and rear aspect.

BEDROOM ONE 14'10" x 14'5" (4.53m x 4.40m) measured to front of inbuilt furniture by Hammonds, including fully fitted walk-in wardrobe, complementing kneehole vanity unit and drawers, front aspect with fabulous views.



BEDROOM TWO 12'0" x 11'0" (3.66m x 3.35m) rear aspect, off to



EN SUITE SHOWER ROOM with generous 1150 showering enclosure with mermaid boarding, rainfall and handset shower, range of contemporary grey units hosting basin, complimenting WC, chrome towel warmer.

BEDROOM THREE 14'5" x 11'0" (4.40m x 3.35m) measured to rear of wardrobes, front aspect, access hatch to roof void with loft ladder.

BEDROOM FOUR 9'8" x 9'5" (2.95m x 2.88m) front aspect.

HOUSE BATHROOM contemporary style with attractive freestanding double ended elliptical bath and freestanding taps with shower handset. Separate 1350 shower enclosure with mermaid boarding, rainfall and handset shower. Range of complementing vanity units hosting basin and concealing cistern to WC. Tiled flooring to complement, towel warmer.



OUTSIDE

Open plan lawned front garden, additional lawn separated by the access to The Drive with parking bay.

Principal driveway and parking bay proceeding to gated Carport at the side of the house and extending beyond to the rear located oversized **GARAGE 27'8" x 9'8" (8.43m x 2.93m)** with light power, personal door and electric up and over door.

The rear garden is enclosed with paved patio accessible from the sun lounge and living/garden room, additional paved sitting out area, walled flower borders, and raised planter.

Gated pathway returns to the front.

GENERAL REMARKS & STIPULATIONS

Agents Note: Maintenance of The Drive is shared by the residents using it.

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.

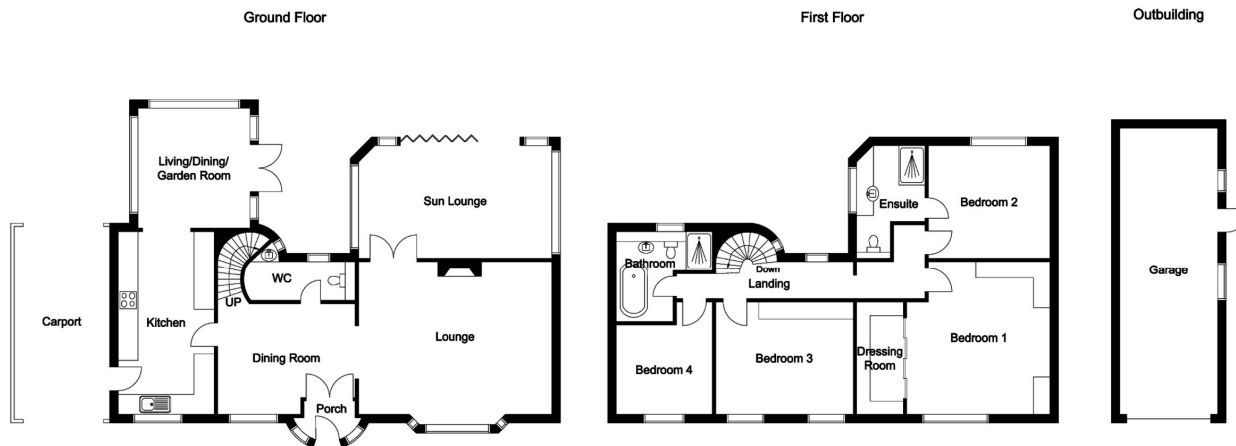
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 February 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 CP Property Services @2024



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