



ZERMATT, EAST MARKHAM
£310,000

BROWN & CO

ZERMATT, PRIESTGATE, EAST MARKHAM, NEWARK, NG22 0QT

DESCRIPTION

An immaculately presented and extended 3/4 bedroom semi detached family home with bespoke open plan kitchen living dining room as well as an additional snug which could be used as a fourth bedroom, playroom or office. The property has been lovingly restored over the last couple of years and provides en suite facilities to the master bedroom, ample off road parking and good sized landscaped rear garden. There is surround sound on the ground floor and under floor heating. External cupboard housing the oil boiler and mains services.

LOCATION

The property is situated 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

What3words///richly.rumbles.masterpiece

ACCOMMODATION

Contemporary coloured part glazed door into

ENTRANCE PORCH with oak flooring, coat hanging rail, recessed lighting, space and plumbing for washing machine and tumble dryer above. Side slimline cupboard ideal for Hoover and ironing board. Square arch into

OPEN PLAN KITCHEN LIVING FAMILY DINING ROOM 33'4" x 20'2" (10.17m x 6.15m) with large skylight and full width bifolding doors leading into and overlooking the rear garden. The kitchen has dark grey modern high gloss handleless soft close base and wall mounted cupboard and drawer units, integrated large larder fridge, additional integrated fridge freezer, two AEG double ovens, four ring induction hob with built-in extractor, ample quartz working surfaces inset 1 ¼ sink with drainer and mixer tap. Part tiled walls, contemporary skirtings boards, recessed lighting, additional range of fitted cupboards and boot storage. TV point and telephone point. Oak flooring.



SHOWER ROOM side aspect obscure double glazed window. Tile enclosed shower cubicle with glazed screen, electric Triton shower, low level wc, vanity unit with rectangular sink, contemporary mixer tap and cupboard below. Recessed lighting and extractor. Oak flooring.

SNUG/OFFICE/BEDROOM FOUR 12'4" x 10'2" (3.79m x 3.10m) front aspect double glazed bay window, TV and telephone points, oak flooring. Under floor heating control.

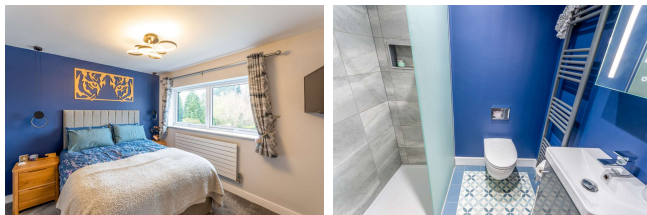


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FIRST FLOOR

LANDING side aspect double glazed window. Recessed lighting.

BEDROOM ONE 11'0" x 10'4" (3.36m x 3.16m) rear aspect double glazed window with views to the garden and distant views over East Markham village and farmland. Contemporary wall light points, telephone point. Door to



EN SUITE SHOWER ROOM full width walk in shower cubicle with glazed screen, tiled walls, rainfall shower head and handheld attachment. Low level wc with concealed cistern. Vanity unit with inset sink contemporary tap and cupboards below. Tiled floor and anthracite coloured towel rail radiator. Wall mounted medicine cabinet with illuminated mirror.

BEDROOM TWO 13'7" x 9'9" (4.16m x 3.03m) front aspect double glazed window.



BEDROOM THREE 9'9" x 6'4" (3.03m x 1.94m) front aspect double glazed window (please note the current fitted wardrobes will not be remaining at the property). Access to the roof void.

BATHROOM rear aspect window, refitted with a three piece white suite with P shaped panel enclosed bath, mains fed shower over and glazed screen. Low level WC, vanity unit with inset sink, contemporary mixer tap and with soft close drawers below. Wall mounted mirror, towel rail/radiator, tiled floor and recessed lighting. Part tiled walls.



OUTSIDE

Approached from Priestgate is a dropped kerb giving access to the tarmacked front garden which has parking for several vehicles and is hedged and fenced to all sides with wooden gate giving access to the rear garden. Access to the external boiler cupboard housing the oil fired central heating boiler and the mains services. There is a side block paved herringbone style patio. Oil tank.

The rear garden is a lovely feature of the property and is fenced and hedged to all sides and has been landscaped. Large raised composite decked area, external lighting and water supply. A good area of sculptured lawn with brick edging and path and stoned pathway leading to the rear of the plot.

Additional pebbled shrub borders with railway sleeper edging. The rear of the garden is also block paved in herringbone style, a good seating area for entertaining. External power supply and hardstanding for summer house or shed.

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 A.

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.

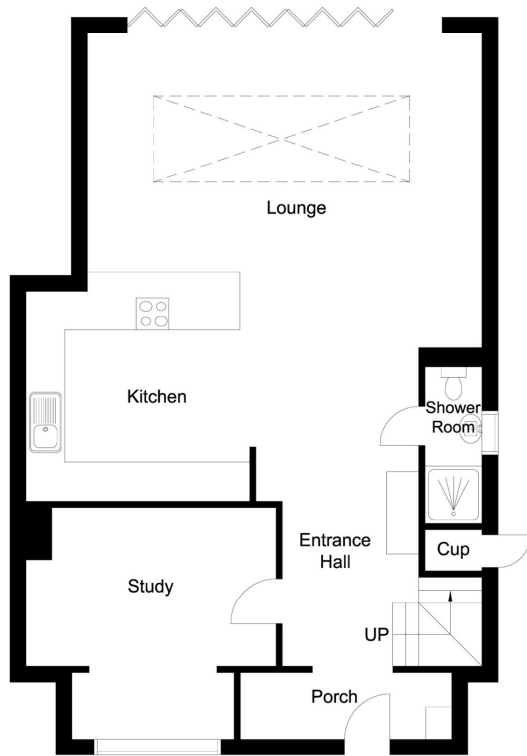
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

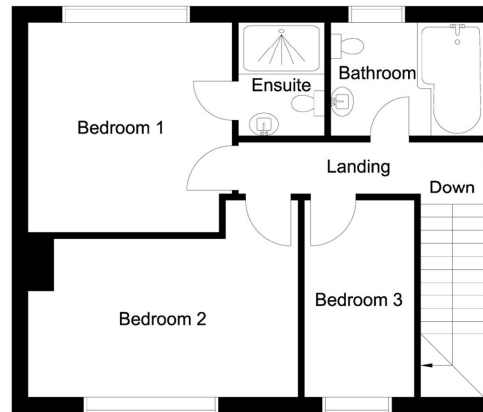
These particulars were prepared in March 2024.

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

Ground Floor



First Floor



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CP Property Services @2024



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