



CONWAY, HALLCROFT ROAD, RETFORD
£375,000

BROWN & CO

CONWAY, HALLCROFT ROAD, RETFORD, DN22 7PY

DESCRIPTION

Conway is an interesting chalet style detached bungalow of considerable charm, delivering a flexible layout with excellent vehicle arrangements, substantial garage and generous grounds in all approximately 0.4 acres (STMS).

Accommodation commences with the reception hall to the side of which is a sitting room of character, with substantial inglenook style fireplace and library cupboards to either side. To the other side of the hall lies the breakfast kitchen, appointed with hand decorated pale green units, appliances of integrated oven, induction hob, extractor and complementing central island.

Two bedrooms are located at the ground floor, the front one is ideally suited to multifunctional use perhaps study, home office, dining, etc. The family bathroom is adjacent to the main rear bedroom and utility room.

To the first floor there are two further bedrooms of individual character, one having an en suite WC and dressing area.

A particular feature is the generous plot approximately 0.4 acres (STMS) with extensive parking and manoeuvring space and substantial brick built double garage together with further carport. Lawned gardens extend beyond, ideal for enjoying an outdoor family life.

The property is equipped with gas central heating.

LOCATION

Conway is situated off Hallcroft Road in a popular established area within walking distance of the Elizabethan secondary school and local shops. The town centre is just beyond and Retford hosts a full range of residential amenities including shopping, leisure and healthcare.

Transport links are excellent with the A1(M) to the west, from which the wider motorway network is available and the town has a direct rail service into London Kings Cross, approx. 1 hour 30 minutes.

DIRECTIONS

what3words/// gone.tells.goal

ACCOMMODATION

RECEPTION HALL staircase.

SITTING ROOM 15'10" x 14'9" (4.85m x 4.51m) maximum measured into inglenook style fireplace, flanked by library cupboards and dual aspect.



BEDROOM FOUR 11'0" x 7'6" (3.35m x 2.30m) multifunctional suitable as study, home office, dining, etc., dimensions exclude useful under stairs storage area.

BREAKFAST KITCHEN 16'0" x 11'0" (4.87m x 3.35m) with range of hand decorated pale green units and timber effect worktops, contrasting central island, appliances of oven and grill, induction hob and extractor, further recess and plumbing for dishwasher. Feature focal cast fireplace, dual aspect aiding natural light.



REAR HALL with door to outdoor covered entertaining area.

BEDROOM ONE 12'6" x 9'6" (3.82m x 2.90m) front aspect.



UTILITY ROOM 7'10" x 4'2" (2.41m x 1.28m) plumbing for washing machine, Ideal gas central heating, boiler and off to

HOUSE BATHROOM white suite of panelled bath, 1150 shower enclosure with mermaid boarding, basin, WC, tiled to contrast around bath, chrome towel warmer.

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FIRST FLOOR

LANDING with space to sit, spindled balustrade.

BEDROOM TWO 16'8" x 13'0" (5.06m x 3.95m) maximum dimensions, vaulted ceiling with reducing head height, exposed roof beams, dormer window and roof window.



EN SUITE WC/DRESSING AREA vanity basin and further storage.

BEDROOM THREE 11'0" x 9'0" (3.35m x 2.75m) maximum dimensions. Front dormer, useful storage cupboard over stairs.



OUTSIDE

Generous plot in all approximately 0.40 acres, subject to measure site survey.

The front grounds are attractively landscaped with a variety of raised beds, lawn areas and shrubberies.

Arrangements are excellent with an extensive front flint driveway with turning head and further gated driveway extending beyond to a parking court. Lying adjacent is a **CAR BARN** and blocked paved driveway which terminates at the substantial brick built **DOUBLE GARAGE** with roller door, light, power and door.

Covered entertaining area leads directly off the house, accessible from the rear hall and is perfect for family gathering and alfresco entertaining.

The substantial lawned garden extends beyond ideal for family games.

Useful fenced general purpose open storage area.

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.

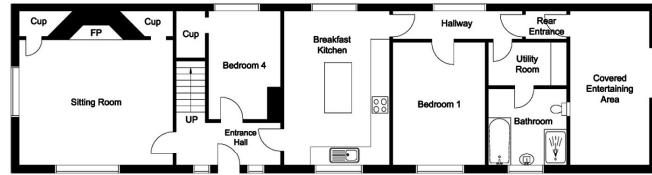
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

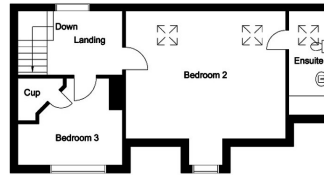
These particulars were prepared in March 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	70	
(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	

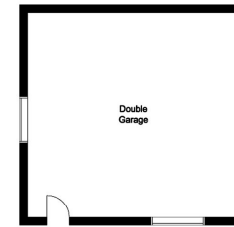
Ground Floor



First Floor



Outbuilding



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CP Property Services @2024



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