



31a HIGH STREET, ORDSALL
£350,000

BROWN & CO

31A HIGH STREET, ORDSALL, RETFORD, DN22 7TZ

DESCRIPTION

Generous and versatile detached bungalow, perfectly suited to home working and enjoying an indoor/outdoor lifestyle amongst its sizable gardens.

Bright and flowing living space is delivered commencing with a reception hall to the side of which is a front to back lounge diner, including double doors to front balcony and rear doors to sizable conservatory.

The breakfast kitchen has a comprehensive range of oak style units together with range cooker and also links to the conservatory.

The main bedroom suite includes a dressing hallway and en suite shower room, it also features comprehensive fitted furniture, double doors opening to the front garden and further door to rear garden. Two further bedrooms are provided together with a modern family bathroom.

The gardens are generous with excellent front parking arrangements with covered car shelter/amenity area and useful undercroft room suitable for home office, gym, work room etc. Mature gardens exist to the rear, mostly lawned and featuring a new decked terrace adjoining the conservatory.

LOCATION

The bungalow nestles back from High Street amidst its generous grounds in the old village part of Ordsall towards the town's southern boundary. Local amenities are on hand which include shops, primary school and leisure centre nearby. The town centre is a short car journey away and there are pleasant walks into the countryside. The A1 lies to the west, from which the wider motorway network may be accessed; Retford has a direct rail service into London Kings Cross (approx. 1 hour 30 minutes).

DIRECTIONS

What3words/// spice.cope.moral

ACCOMMODATION

Wide external steps sweep up to the main entrance door and lead to

RECEPTION HALL laminate flooring, cloaks cupboards, boiler cupboard with Baxi gas central heating boiler.

LOUNGE DINER 23'5" x 12'8" to 10'5" (7.14m x 3.87m to 3.17m) triple aspect including double doors to front balcony and double doors to conservatory, contemporary fireplace surround.



CONSERVATORY 25'5" x 12'1" (7.75m x 3.70m) brick UPVC double glazed upper levels, garden views and access.



BREAKFAST KITCHEN 13'0" x 10'8" (3.95m x 3.26m) oak style and comprehensively fitted to wall and floor level, granite effect worktops and peninsula breakfast bar, fully tiled walls to compliment, double bowl sink unit, connecting door to conservatory, range cooker, extractor, plumbing for washing machine.



MAIN BEDROOM SUITE:

DRESSING HALL 10'0" x 5'10" (3.05m x 1.80m)

BEDROOM 11'0" x 14'10" to 22'8" (3.35m x 4.52m to 6.90m) with further dressing area, comprehensive range of attractive contemporary furniture, triple aspect including double doors to front garden and further doorway giving direct access to the rear garden.



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EN SUITE SHOWER ROOM shower enclosure with mermaid boarding rainfall and handset, shower vanity basin, WC, underdrawn ceiling, tiled walls, chrome towel warmer.



BEDROOM TWO 13'8" x 10'9" (4.16m x 3.29m) rear aspect, feature alcove.

BEDROOM THREE 13'0" x 9'8" (3.95m x 2.93m) front aspect.

FAMILY BATHROOM white suite of offset bath with shower over, basin, WC, fully tiled to walls.



OUTSIDE

Driveway leading off High Street to generous front parking court allowing manoeuvring, situated to one side of which is a useful **covered car shelter/amenity area**. Further store under front entrance steps.

UNDERCROFT ROOM 23'9" x 12'1" to 10'0" (7.25m x 3.70m to 3.04m) versatile and perhaps suitable for home office, gym, work room, etc.

The front garden is hard landscaped with split level beds.

To the rear a generous lawned garden with additional sunken garden area to one side, new decked terrace adjoining the conservatory and a variety of trees and shrubs.

Two timber stores and greenhouse.

Gas fired central heating is installed and roof mounted owned solar panels improve the running economies of this fine home.

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 D.

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.

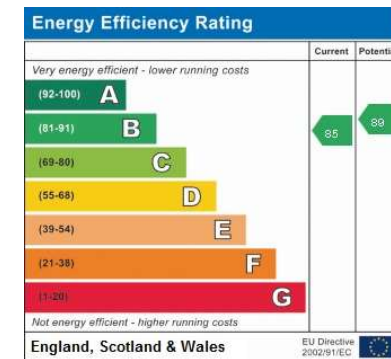
Viewing: Please contact the Retford office on 01777 709112.

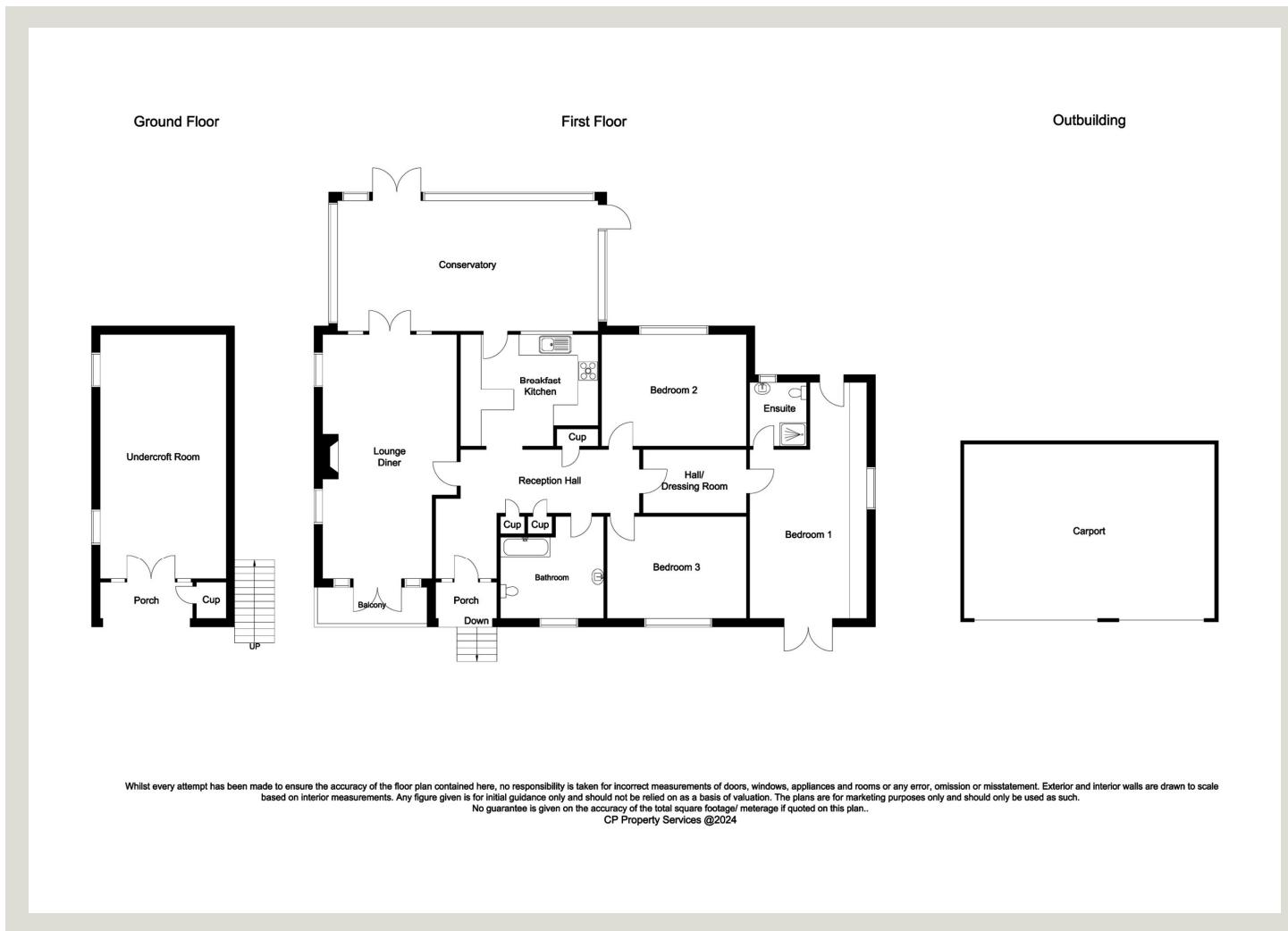
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.





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