



41 COB WELL ROAD, RETFORD
£435,000

BROWN & CO



41 COBWELL ROAD

RETFORD, NOTTINGHAMSHIRE

DN22 7BW

DESCRIPTION

Stunning combination of Victorian splendour and contemporary accents to deliver an exceptional and sizable family home.

Flexible family living space is distributed over four floors. The property retains many original Victorian features, lovingly enhanced, these include high and corniced ceilings, deep skirtings, tiling to the reception hall, fireplaces, etc.

Contemporary upgrades complement the character well, including a luxurious open plan living dining kitchen with extensive range of high gloss units and quartz worktops; bifold doors open to the beautifully landscaped rear grounds perfect for relaxation, gathering and alfresco entertaining.

In all the Property delivers five bedrooms, two bathrooms, and three reception rooms plus ancillary accommodation.

The proximity to town centre amenities, railway station, tow path walks along the Chesterfield Canal and Kings Park is a great benefit.

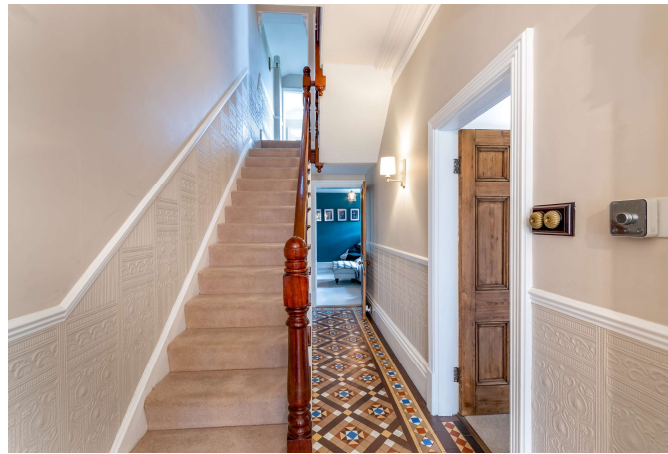
LOCATION

Cobwell Road is an established residential area, conveniently located for the town centre. One may walk over the bridge to the Chesterfield Canal and through the stunning Kings Park to approach the town centre Market Square. Another feature of the Cobwell Road area is its close proximity to Retford's railway station which has a direct rail service into London Kings Cross (approx. 1hr 30mins).

In addition to an array of residential facilities, Retford has other excellent transport links including the A1M lying to the West from which the wider motorway network is available. Air travel is convenient via the international airport of Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

[what3words///lift.estate.equal](https://www.what3words.com/lift.estate.equal)



ACCOMMODATION

PILLARED PORTICO

ENTRANCE VESTIBULE stained glass front door with matching high combination frame

RECEPTION HALL Victorian style flooring. Hive central heating controller. Stairs to first floor landing.

LOUNGE 16'3" x 12'7" (4.98m x 3.88m) front aspect double glazed square bay window. Feature Victorian fireplace with coal effect gas living flame fire and raised marble hearth. Stripped wooden flooring.

OFFICE/DINING ROOM 14'2" x 12'7" (4.33m x 3.88m) rear aspect double glazed modern sash windows. Victorian fireplace with open fire, tiled insert and hearth.

SNUG/SITTING ROOM 15'3" x 10'7" (4.66m x 3.25m) two double glazed sash modern windows. Door leading to the side of the property. Feature fire surround with fitted log burner, brick backing and slate hearth.

Door and stairs down to **LOWER GROUND FLOOR** with panelled walls, doorway leading to the front cellar. Half glazed door to

UTILITY ROOM/BOOT ROOM 13'10" x 10'9" (4.26m x 3.33m) side aspect double glazed window. Built in cupboard housing wall mounted gas fired central heating combination boiler, wood effect laminate flooring. Single stainless steel sink drainer unit with mixer tap, integrated Bosch washing machine. A range of handleless cupboards and two integrated dishwashers. Quartz effect working surfaces with matching upstand. Recessed lighting and additional range of high level fitted cupboards with shelving.

LOWER HALLWAY

CLOAKROOM with white low level wc. Vanity unit with inset sink and cupboard and drawer below, tiled splashback. Recessed lighting and extractor.

OPEN PLAN LIVING DINING KITCHEN 27'5" x 17'5" (8.38m x 5.34m) maximum dimensions. Side aspect double glazed windows and full width black bifold doors to rear grounds.





Kitchen Area an extensive range of white high gloss, handleless soft close cupboard and drawer units. 1 ½ inset stainless steel sink with black mixer tap. Ample quartz working surfaces with matching upstands. Central island with wine fridge and working surfaces above. Space for electric Aga (Aga available by separate negotiation). Ample recessed downlighting, wall light points. Space for upright fridge freezer.

Living/Dining Area wooden laminate flooring, additional recessed lighting and views to the garden.

From the Main Entrance Hall are stairs to

FIRST FLOOR LANDING with carved balustrades and handrail. Stairs to second floor. Built in cloaks cupboard.

BEDROOM ONE 13'5" x 12'7" (4.10m x 3.88m) measured to front aspect double glazed bay window with modern sash cord double glazed windows. Feature Victorian fireplace with tiled insert, painted surround and raised hearth with coal effect gas living flame fire. Door to

WALK IN WARDROBE 9'5" x 5'7" (2.89m x 1.74m) front aspect double glazed window. A good range of built in wardrobes with ample hanging and shelving space.

EN SUITE SHOWER ROOM 9'2" x 3'6" (2.79m x 1.11m) side aspect obscure double glazed window. A good sized walk in tile enclosed shower cubicle with glazed screen and mains fed raindrop shower head. Low level wc with concealed cistern. Sink with mixer tap. Ceramic tiled floor, tiled walls, UPVC clad ceiling. Extractor, recessed lighting, chrome towel radiator.

BEDROOM TWO 12'3" x 14'2" (3.76m x 4.33m) maximum dimensions. Two rear aspect double glazed modern sash cord windows with views to the rear garden, distant views across Retford and countryside beyond. Feature Victorian cast iron fireplace with pattern tiled insert and raised hearth.

BEDROOM FOUR 12'4" x 8'5" (3.77m x 2.60m) currently being used as an office. Rear aspect double glazed oriel bay window with modern sash cord window and views to the rear garden, distant views across Retford and countryside beyond. Access to roof void.

FAMILY BATHROOM two side aspect double glazed modern sash cord windows. Four piece suite comprising white tile enclosed bath with mixer tap. Large walk in shower cubicle with glazed screen and mains fed raindrop shower head. Victorian style inset hand basin, low level wc with concealed cistern. Ceramic tiled floor, tiled walls, UPVC clad ceiling, extractor and recessed lighting. Chrome towel rail radiator.

SECOND FLOOR GALLERY STYLE LANDING with dado rail. Rear aspect Velux double glazed window. Access to roof void. Additional loft space. Walk in storage cupboard with obscure window overlooking the stairwell, spotlighting and laminate flooring.

BEDROOM THREE 13'6" x 12'8" (4.15m x 3.89m) maximum measurements. Front aspect double glazed modern sash cord window. Built in eaves storage. Victorian style cast iron fireplace with patterned insert.

BEDROOM FIVE 10'6" x 6'10" (3.22m x 2.12m) side aspect double glazed window.

OUTSIDE

The front is walled and railed to all sides with recently repainted ornate railings and gates giving pedestrian access to the front door and side. Victorian style paving to one side leading to the rear garden. Herringbone block paved brick pathway to the front door. Pebbled for low maintenance to the front.

Brick built steps down to the side and rear L-shaped Indian stone paved patio with external lighting and water supply.



The rear garden is undoubtedly one of the main features of the property and is divided into separate levels but does have good screening from high level hedging and shrubbery as well as fencing and brick walls.

Sleeper style steps from the patio down to the lower paved patio with sunken seated area with railway sleeper surround and established shrubs and borders. Further railway sleeper steps down to the middle part of the garden, again with retained shrub, flower beds and borders by way of railway sleepers and further steps to a lower patio with large timber shed.



A good area of lawn which is well screened from the adjoining properties with high level hedging and established shrub, flower beds and borders. To the rear of the property is a sculptured lawned area with fruit trees, shrubs, flower beds and borders. At the bottom of the garden is a wooden Summer House, storage area with paved patio 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 C.
 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 finalizing 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 specialize 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 July 2024.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





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