



THE CROFT, LONDON ROAD, RETFORD  
OFFERS IN THE REGION OF £500,000

BROWN & CO

## THE CROFT, LONDON ROAD, RETFORD, NOTTINGHAMSHIRE, DN22 7EB

### DESCRIPTION

The Croft occupies an enviable position within mature grounds set well back from the prime London Road, convenient for both town centre amenities and open countryside. Offering an attractive façade the property is generously proportioned and well suited to family life offering flowing living space.

The accommodation commences with an open entrance porch and entrance hall with cloakroom having wc off. To one side is the lounge, a dual aspect room including patio doors to the rear paved terrace. A separate dining room permits formal entertaining and this leads onto a versatile family room/study. This is equally suited as a ground floor bedroom as lying to the rear is a well-appointed en suite shower room.

The kitchen has double doors opening to sizable conservatory which adds greatly to the overall living amenity of this property. A utility room completes the ground floor.

At first floor level, the bedrooms radiate around the landing, the master bedroom and second bedroom have a jack and jill bathroom between them. The two further bedrooms have en suite facilities. In addition there is a box room which might be suitable as an occasional study/computer room.

The grounds are a particular feature with a block paved drive approach and front formal turning circle. A garage is provided to one side and the principle grounds extend to the rear being formed with patio areas and lawns.

The property offers potential for further enhancement allowing the creation of stunning family home with a prime residential address.

### LOCATION

The property enjoys frontage to the tree lined London Road, the town's southern arterial approach. The impressive blocked paved driveway leads to the subject property and two others of equal calibre.

The location is such that both town centre amenities and open countryside are within comfortable reach. Retford itself is ideally located for accessing the areas excellent transport links.

The A1M lies to the west from which the wider motorway network is available. There is a direct rail service into London Kings Cross (approx.1 hour 30 minutes). International airports are conveniently located at Doncaster, Sheffield and Nottingham East Midlands.

Leisure amenities and educational facilities (both state and independent) are well catered for. The property falls with the Retford South Conservation Area.

### DIRECTIONS

Leaving Retford town centre Market Square via Grove Street, at the traffic lights turn right onto Arlington Way. Proceed over the pedestrian lights and at the next traffic lights turn left onto London Road in a southerly direction. Carry on and the property will be found on the left hand side almost opposite the Elms Hotel.

### ACCOMMODATION

OPEN ENTRANCE PORCH

ENTRANCE HALL with staircase, enclosed balustrade, useful under stairs storage cupboard, radiator.

LOUNGE 21'6" x 14'4" (6.56m x 4.38m) measured into splayed bay window to front, a dual aspect room including hardwood double glazed patio doors opening onto rear paved terrace, coving and stone fireplace, marble hearth and open living flame gas fire, radiators.



CLOAKROOM with contemporary suite of low suite wc vanity wash hand basin and fully tiled walls and flooring to complement, chrome towel wall mount.

DINING ROOM 16'0" x 14'6" (4.87m x 4.42m) measured into splayed bay window to front, marble fireplace and hearth, open living flame gas fire, coving, radiator.



FAMILY ROOM/STUDY 16'6" x 10'0" (5.03m x 3.05m) dual aspect, fitted cupboards, radiator. This room is also suitable as an additional bedroom if required.

SHOWER ROOM with generous showering enclosure with frameless screen. Co-ordinating low suite wc and pedestal wash hand basin, tiling around fittings in natural tones, tiled floor, chrome towel wall mount.

KITCHEN 14'6" x 12'4" (4.42m x 3.75m) with a comprehensive range of maple style units, with feature pilasters, corniced wall cupboards, dresser unit and wine racking. Base cupboards surmounted by ample working surfaces. Complementing housing hosting four oven gas fired Aga with extractor over. Tiled splashbacks. Additional appliances include gas hob a combination microwave, a dishwasher. 1.5 sink unit.

CONSERVATORY 19'2" x 13'3" (5.84m x 4.04m) brick base with hardwood double glazed upper levels, fine views over rear grounds and tennis court. Double doors opening onto patio. Tiled flooring, radiator. Double doors to

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UTILITY ROOM 8'10" x 7'0" (2.69m x 2.15m) with further fitted cupboards, 1.5 sink unit. Appliance recesses for washing machine, gas central heating boiler, external door to rear grounds.



## FIRST FLOOR

LANDING closed balustrade, access hatch to roof void, useful linen cupboard, radiator.

MASTER BEDROOM 17'6" x 14'4" (5.33m x 4.38m) measured to rear of attractive inbuilt furniture providing wardrobes, kneehole vanity unit, range of drawers. A bright triple aspect room. Radiators off to



JACK AND JILL BATHROOM with offset corner spa bath with bath/shower mixer, separate showering enclosure, vanity wash hand basin, low suite wc, tiled walls and flooring, towel warmer, radiator.

BEDROOM TWO 12'8" x 12'8" (3.85m x 3.85m) minimum dimensions measured to front of contemporary inbuilt wardrobes at one wall, complimenting kneehole vanity unit and shelving. Front aspect window, door to Jack and Jill bathroom, radiator.

BEDROOM THREE 14'8" x 10'5" (4.46m x 3.19m) recessed front aspect window with adjacent eaves storage cupboards, wood laminate floor covering, radiator off to

EN SUITE BATHROOM with panel bath having Trevi shower over side shower screen, pedestal wash hand basin, low suite wc. Half tiled in natural tones rising to full height in bath/shower area, tiled flooring to complement, chrome towel warmer.

BEDROOM FOUR 11'8" x 9'2" (3.56m x 2.79m) rear aspect windows, pedestal wash hand basin, radiator off to

EN SUITE SHOWER ROOM with square showering enclosure, low suite wc, radiator.

BOX ROOM 9'3" x 7'9" (2.81m x 2.35m) L-shaped maximum dimensions, useful as small study or similar, cylinder cupboard. Rear aspect window.

## OUTSIDE

The Croft enjoys an enviable location within the town lying just off prime London Road, set well back and amidst generous mature gardens.

There is a block paved driveway (part shared) sweeping off London Road around a central formal island facilitating good vehicle manoeuvring and distribution.

The block paved driveway continues to one side to the attached brick built Garage 18'9" x 9'3" (5.71m x 2.81m) with up and over door rear personal door.

Principle grounds lie to the rear where there is a patio adjoining the rear elevation directly accessible from the conservatory and lounge. Beyond is a formal lawned garden with perimeter shrubbery hosting a variety of shrubs and plants. A gated path returns to front.

## GENERAL REMARKS and 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 G.

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.

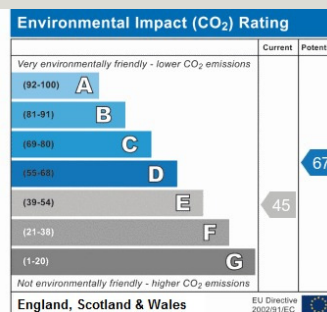
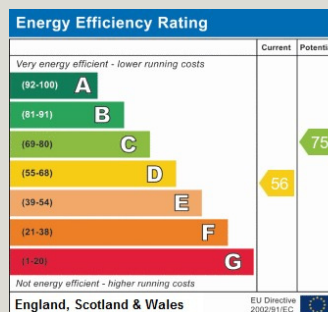
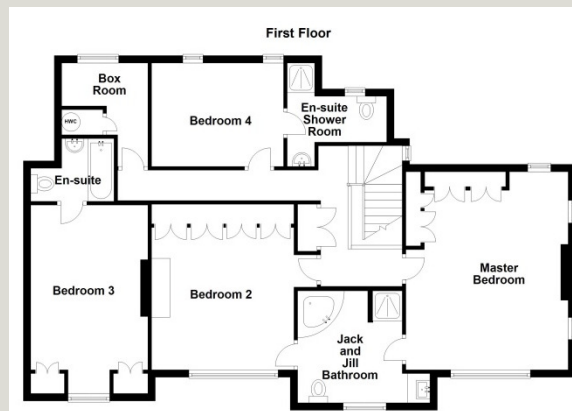
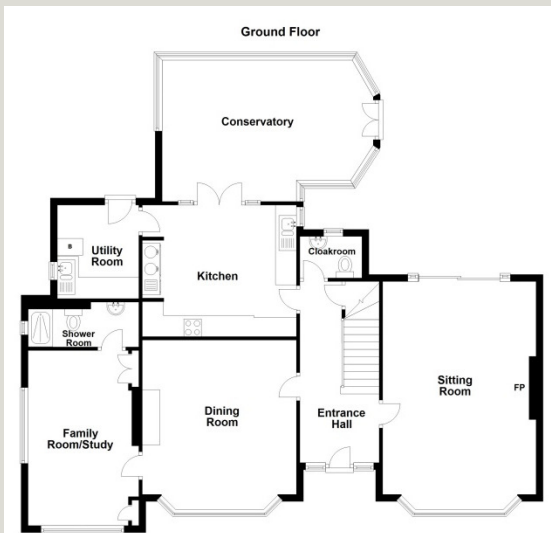
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are instructed.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in January 2019.

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