



TREES, BAR ROAD, SAUNDBY
OFFERS INVITED BETWEEN £500,000 - £525,000

BROWN & CO



TREES

BAR ROAD, SAUNDBY, RETFORD, NOTTINGHAMSHIRE
DN22 9EU

DESCRIPTION

Trees is a substantial executive detached family home being offered for sale in excellent order throughout having been the subject of a major refurbishment/modernization program by the current owners.

The property benefits from a good-sized dual aspect bespoke kitchen/family room as well as oak doors throughout, yet retaining some original style features.

In addition there is an equally well appointed one bedroomed annex which could have the addition of its own private garden.

Externally the grounds extend to approximately 0.75 of an acre and provide a good degree of seclusion and there is ample parking for owners and guests alike.

LOCATION

Saundby is a small and favoured village equidistant between Retford, Gainsborough and Bawtry, all providing a good choice of educational, recreational and leisure facilities. Retford Town Centre boasts a main line railway station on the London to Kings Cross line (approx. 1 hour 30 minutes).

There is good road access linking onto the A1 north or south which in turn leads to the wider motorway network and the local area is served well by buses for local schools.

DIRECTIONS

From Retford head east towards Welham and Clarborough, proceed up Clarborough hill onto the dual carriageway at North Wheatley, at the roundabout take the first turning sign posted Gainsborough and continue along the road, at the next roundabout take the first exit on the left which leads through to Saundby where Trees will be found just before the third roundabout on the left-hand side.



ACCOMMODATION

Entrance with stone surround with part glazed front door leading to

ENTRANCE VESTIBULE with side aspect double glazed arched window, original marble style flooring, wood panelled walls and built-in slim-line cupboard. Picture rail, recess down lighting and glazed oak door to

INNER HALLWAY with doglegged turning staircase to first floor landing, under stairs storage area with panelled surround, with Nest smart central heating thermostat. Panelled door to

DOWNSTAIRS SHOWER ROOM 7'0 x 6'0 (2.15m x 1.86m) with rear aspect obscured double glazed window, walk-in tiled shower cubicle with glazed door with rain drop shower head and hand held shower attachment, white low-level WC, inset vanity unit with white sink and mixer tap and soft close doors below. Tiled flooring, part tiled walls, recessed down lighting and wall mounted mirror/lighting and contemporary chrome towel rail/radiator.

From inner hallway, oak glazed door to

DINING ROOM 11'8 x 10'9 (3.60m x 3.31m) with rear aspect sealed unit double glazed bi-folding doors with views to the garden, oak flooring with recess downlighting and open arch with paneled sides to

LOUNGE 19'0 x 13'8 (5.80m x 4.21m) large double-glazed bay windows to front and additional side aspect double glazed window. Recessed tiled fire place (no fitted fire) with marble hearth, oak flooring, tv point, recessed down lighting, and glazed oak door to

KITCHEN/FAMILY ROOM 32'0 x 12'4 (9.79m x 3.78m) family area has sealed unit double glazed bi-folding doors with view to the garden, two upright contemporary radiators, tiled flooring, tv point, recessed downlighting. Kitchen is dual aspect to side and front with sealed unit double glazing with the front aspect having a bay window. A bespoke contemporary high gloss range of fitted soft close cupboard and drawer units. Integrated American style fridge/freezer, two built-in Lamona electric ovens/grill with cupboards and drawers above and below. Oblong island with inset composite sink with mixer tap incorporating instant boiling. The island has mirror chip quartz work surfaces with five ring Lamoma ceramic hob and with down draft extractor and pop-up range of electrical sockets. Breakfast area with integrated dishwasher and good range of soft close drawers and tiled flooring with recessed down lighting and tv point and tiled recessed brick work. Wine cooler. Oak door to





UTILITY ROOM 13'0 x 7'8 (3.698m x 2.38m) which has three sealed unit double glazed windows to front, side and rear. Half glazed door leading to patio. There is tiled flooring, recessed downlighting, composite sink drainer with mixer tap with light grey coloured soft close cupboard. Access to roof void and door to

BOOT ROOM with work surfaces, space and plumbing below for washing machine/tumble dryer, wall mounted Baxi gas fired combination boiler and contemporary range of four pronged spotlights.

From inner hallway, turning dog legged stair case with two sealed unit double glazed windows with views to the garden.

FIRST FLOOR LANDING with side aspect double glazed window, recessed down lighting and feature chandelier. Oak doors throughout. Built-in shelved cupboard. Nest thermostat for the central heating.

MASTER BEDROOM 13'8 x 12'3 (4.22m x 3.76m) front aspect sealed unit double glazed window with views to front garden, recessed down lighting, tv point.

WALK-IN DRESSING ROOM with front aspect sealed unit double glazed window and with recessed down lighting

EN SUITE SHOWER ROOM with white suite with full width walk-in shower with glazed screen, Mira Azura independent shower unit, vanity unit with white sink and surround with mixer tap and low-level WC with concealed cistern and a range of woodgrain effect cupboards. Tiled flooring, tiled walls, extractor, hidden lighting, recessed downlighting, contemporary chrome towel rail/radiator.

BEDROOM TWO 12'2 x 10'9 (3.73m x 3.31m) rear aspect sealed unit double glazed window with views to the garden. Recessed downlighting, tv point.

BEDROOM THREE 11'2 x 12'4 (3.42m excluding door recess x 3.77m) dual aspect with front aspect sealed unit double glazed bay window and side window. Tv point, recessed downlighting, access to large roof void via a ladder.

BEDROOM FOUR 11'8 x 7'4 (3.60m x 2.27m) rear aspect sealed unit double glazed window with views to the garden and tv point and recessed downlighting.

FAMILY BATHROOM 8'4 x 7'9 (2.56m x 2.42m) obscured sealed unit double glazed side aspect window, a contemporary range of fittings with oval shaped free-standing bath, mixer tap and hand held hand shower. Additional walk-in shower cubicle with glazed screen and rain drop shower head with tiled surround. Vanity unit in white with mixer tap with soft close drawers below with tiled splash back with wall mounted mirror and lighting. Low level WC. Wood grain effect tiled flooring, part tiled walls and two display niches.

DETACHED ANNEX/GARAGE COMPLEX sealed unit double glazed French door leading into

LIVING ROOM 15'3 x 9'5 (4.67m x 2.91m) dual aspect to rear and side both with sealed unit double glazed windows with the side window offering views to adjoining farmland. Grey oak effect floor, recessed downlighting, tv point and Nest thermostat for central heating. Opening square arch into

KITCHEN 8'3 x 6'2 (2.52m x 1.88m) side aspect sealed unit double glazed window. A bespoke grey high gloss base cupboard and drawer units with composite sink drainer with mixer tap, space and plumbing for washing machine, built-in Beko electric oven and grill with four ring halogen hob and stainless-steel extractor canopy above and with stainless steel splash back. Work surfaces, wood grain tiled effect flooring.





BEDROOM 13'3 x 8'8 (4.04m x 2.67m)
with oak door and side aspect sealed unit double glazed window with views to adjoining farmland, recessed downlighting, tv point and access to roof void.

SHOWER ROOM 8'2 x 6'2 (2.51m x 1.90m)
obscured side aspect double glazed window, walk-in shower cubicle with glazed screen, hand held shower unit and rain drop shower head above, part tiled walls, tiled flooring, low level lighting, white vanity unit with inset sink and mixer tap with drawers below in wood effect. White low-level WC with concealed cistern, tiled flooring, chrome towel rail/radiator. Recessed lighting and recessed niched mirror with light above.

GARAGE 1 1/2 garage space with roller electrically operated door, wall mounted Baxi boiler. Single glazed side aspect windows, power, lighting.

OUTSIDE

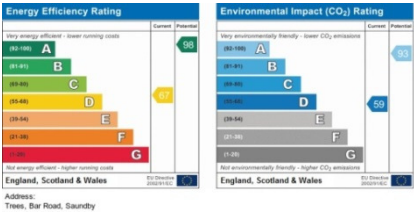
From Bar Road we have electronically operated wooden gates with video entry system set on brick pillars leading to large driveway with parking for ample cars which leads to garage. There is a good range of external lighting around and attached to the property. The front garden is fenced and hedged and there is a good area of lawn with railway sleepers, separated bark area and some established shrub and flower beds and borders. From the driveway gives access to the rear of Trees where there is a large slate full patio with lighting, railway sleeper raised boxed hedged borders, mainly lawned with established fruit trees, graveled area with stone walling which could become the garden for the annex, and a further additional side barked area. To the rear of the property there is space for a green house or large

timber shed. The rear garden is hedged and fenced and abuts open farmland. Outside water tap.

GENERAL REMARKS & STIPULATIONS

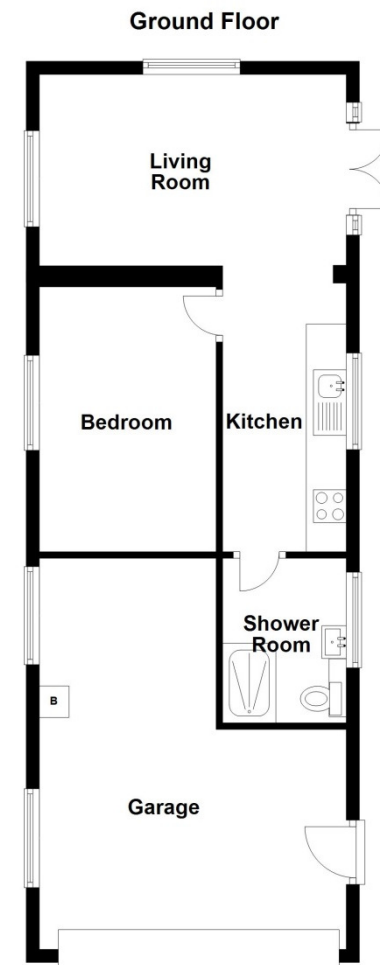
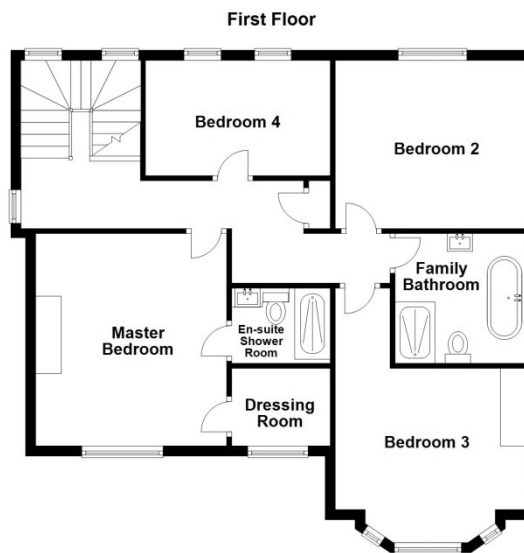
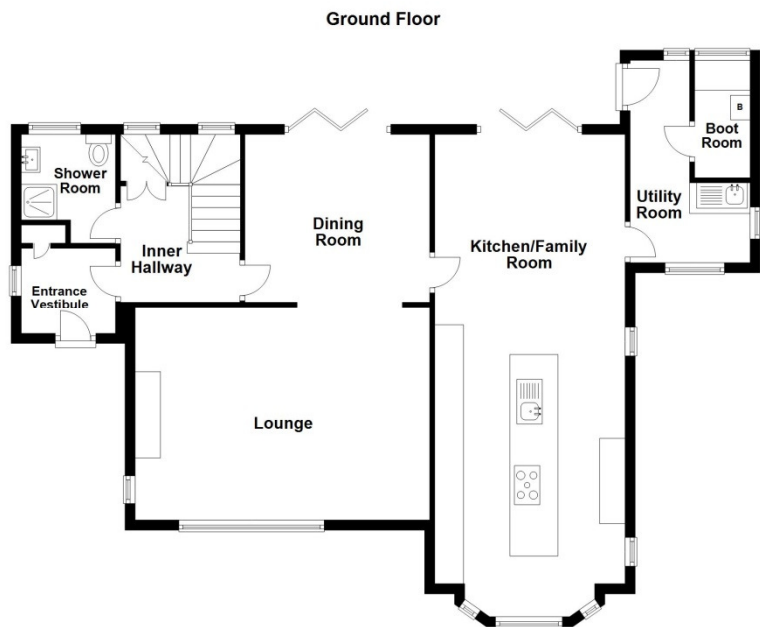
Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band .
Services: Please note we have not tested the services or any of the equipment or appliances in this property, 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.
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 October 2019.





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