



3 THE CONIFERS, RANBY
£335,000

BROWN & CO

3 THE CONIFERS, RANBY, RETFORD, NOTTINGHAMSHIRE, DN22 8JE

DESCRIPTION

3 The Conifers is a wonderfully equipped detached family home thoughtfully planned for modern life.

Accommodation is distributed over three floors with the upper floor being suitable for games, hobbies, play, media etc or additional bedroom space if desired.

The accommodation commences with an open porch opening to the entrance hall to the side of which there is a fine front aspect lounge. This has an opening leading through to the dining room which is generously proportioned having views over the rear garden and direct access to the breakfast kitchen. The kitchen features a comprehensive range of country ivory cream units, solid granite work surfaces, solid wood block peninsular and an array of quality appliances. A utility room and cloakroom complete the ground floor.

At first floor level five bedrooms radiate around the galleried landing. Both the master bedroom and the guest bedroom have en suite facilities and the house bathroom is luxuriously appointed. Two further versatile rooms as mentioned exist at second floor level.

Externally gardens exist to front and rear with double width driveway for parking and access to the good specification integral double garage with electric doors. The rear garden is landscaped with lawns, patios and features a Hot Tub.

LOCATION

Nestled towards the edge of Ranby and being flanked by similar calibre properties, just 5 in total in a cul de sac location the property enjoys a front aspect over a wooded copse. It lies within comfortable reach of central village amenities including primary school and well-known canal side public house, The Chequers Inn. The independent school of Ranby House is also on the edge of the village.

Ranby is particular well placed for accessing the areas excellent transport links, the A1 is immediately on hand from which commuting and the wider motorway network is available. Nearby Retford has a direct rail service into London Kings Cross (approximately 1hour 30 minutes) and air travel is convenient via international airports of Doncaster Sheffield and Nottingham East Midlands.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leave Retford west bound on the A620, after passing Ranby House School on the right take the second entrance into the village of Ranby and bear immediately left to The Conifers.

ACCOMMODATION

OPEN ENTRANCE PORCH

ENTRANCE HALL staircase to first floor with spindled balustrade and understairs storage cupboards, personal door to garage, additional cupboard, coving, radiator.

LOUNGE 16'10" X 11'8" (5.15m x 3.54m) maximum into square bay to front elevation, coving, radiator and opening to



DINING ROOM 15'2" x 10'0" (4.62m x 3.05m) rear aspect window, coving, radiator

BREAKFAST KITCHEN 17'3" x 11'10" (5.26m x 3.60m) luxuriously appointed with range of country ivory cream units, base cupboards surmounted by solid granite working surfaces plus solid wood block peninsular unit hosting Bosch hob with ceiling mounted contemporary extractor over. An array of integrated appliances include Bosch double oven, Bosch microwave and Bosch coffee machine and dishwasher, coordinating granite upstands, rear aspect windows and double doors opening directly to rear patio, radiators with decorative covers, appliance recess sufficient for American style fridge freezer, tiled flooring.



UTILITY ROOM 8'6" x 7'9" (2.60m x 2.35m) with range of matching country ivory cream units, granite effect working surface, stainless steel sink unit, appliance recesses, plumbing for washing machine, external rear door, tiled flooring, coving, radiator.

CLOAKROOM low suite wc, vanity wash hand basin with base storage, tiled flooring, radiator

FIRST FLOOR

LANDING with spindled balustrade over stairwell, further staircase ascending to second floor, front aspect window, linen cupboard, radiator

MASTER BEDROOM ONE 14'9" x 11'8" (4.51m x 3.54m) front aspect window, coving, radiator. Off to

EN SUITE SHOWER ROOM square showering enclosure having overhead deluge rainfall shower plus handset, wc with concealed cistern, contemporary wash hand basin with base storage, tiled to half height, contrasting tiled flooring, chrome towel warmer.

BEDROOM TWO 14'4" x 8'6" (4.38m x 2.60m) maximum into front dormer, access hatch to roof void, coving, radiator, off to

EN SUITE SHOWER ROOM square showering enclosure tiled in natural tones, vanity units concealing cistern to wc and hosting basin, tiled splashback and flooring to coordinate, roof window, chrome towel warmer.

BEDROOM THREE 10'1" x 9'9" to 11'9" (3.08m x 2.96m to 3.59m) minimum measurements to front of range of inbuilt wardrobes, coving, rear aspect window, radiator

BEDROOM FOUR 11'4" x 10'0" (3.46m x 3.05m) rear aspect window, coving, radiator

BEDROOM FIVE 12'3" x 8'5" (3.74m x 2.57m) front aspect window, coving, radiator

HOUSE BATHROOM luxuriously appointed with contemporary white suite of double ended bath within tiled plinth, quadrant showering enclosure with overhead deluge/rainfall shower and additional handset, vanity wash hand basin with base storage, wc with concealed cistern. Fully tiled walls and flooring to compliment, downlighters, chrome towel warmer.

SECOND FLOOR

SITTING LANDING 13'8" x 12'0" (4.16m x 3.66m) dimensions to include stairwell, versatile space suitable for study, relaxation, media, play etc, roof window, access to eaves, radiator and off to

BEDROOM SIX 15'4" x 13'8" (4.69m x 4.17m) vaulted ceiling, roof windows, access hatch to roof void, radiator.

OUTSIDE

To the front of the property the garden is set behind low level brick built walling with lawned garden and inset shrubs and has an attractive front aspect over a wooded copse. Tarmac driveway leads off the cul de sac and splays out to double width and terminates at the **INTEGRAL DOUBLE GARAGE 18'4" x 17'9"**

(5.60m x 5.40m) with two quality electrically operated up and over doors, light, power, Worcester gas fired central heating boiler, personal door to hallway.

To the rear of the property there is a further lawned garden with central block paved path leading to a block paved patio with oriental pergola. Without doubt a particular feature of the rear garden is the **Hot Tub**, to be enjoyed by all the family. Adjacent to the rear elevation is a paved patio directly accessible from the breakfast kitchen and utility. Perimeter shrub borders and a gated paved pathway returns to the front.

The property benefits from external lighting, external water supply, external tap supply and security alarm system.

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.

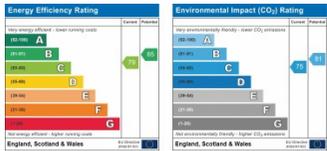
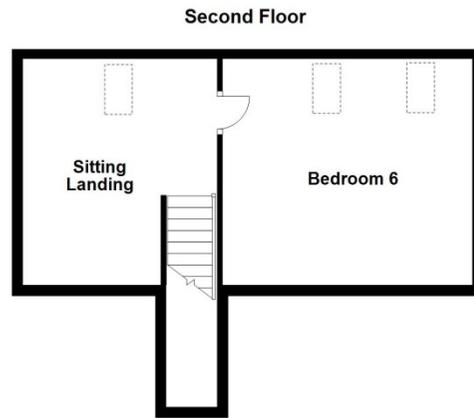
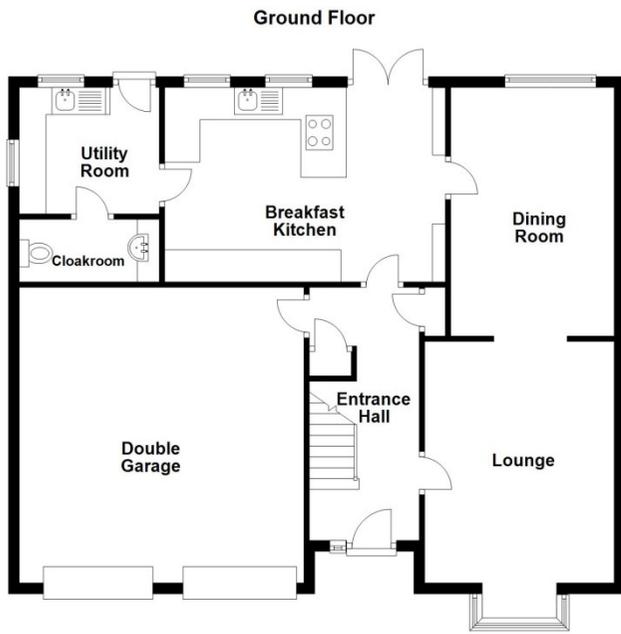
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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.

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 December 2019.



BROWN & CO



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

BROWN & CO