



23 DEBDHILL ROAD, MISTERTON
£550,000

BROWN & CO

23 DEBDHILL ROAD, MISTERTON, DONCASTER, DN10 4AQ

DESCRIPTION

An executive style four double bedroom family home sitting on the edge of open countryside accessed by an adopted residential road narrowing to a country bridle path. The property benefits from a 3.66 acre field to the side and rear with open views over agricultural land and beyond to Gringley on the Hill.

The residence benefits from a large open planned dining/kitchen plus a study and large conservatory with panoramic views. The generous kitchen/diner has in built appliances and a utility room off. To the first floor are the four bedrooms, the master with en suite facility and a family bathroom.

LOCATION

Located on Debdhill Road within the village of Misterton. This self-sufficient village has many amenities within easy access of the property including Co-operative Store and Post Office, family butchers, library, doctor's surgery and pharmacy, schooling, church and public house. More comprehensive amenities and facilities are available at nearby Gainsborough, Retford, Bawtry and Doncaster.

The towns of Retford and Doncaster boasts a mainline railway station on the London to Edinburgh Intercity Link. The A1M and M180 motorways are within a 15 minute drive giving access to the wider motorway network as is the international airport of Doncaster Sheffield.

Misterton has an excellent primary school and is also within the catchment area for the Queen Elizabeth High School in Gainsborough and the South Axholme Academy at nearby Epworth.

DIRECTIONS

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ACCOMMODATION

ENTRANCE PORCH part glazed uPVC double glazed front door into

ENTRANCE HALL with stairs to first floor with under stair store cupboard.

CLOAKROOM half tiled, low level wc, corner hand basin with cupboard below and vanity unit above. Extractor fan.

STUDY 8'6" x 7'0" (2.60m x 2.73m) front aspect window, telephone and tv points.

KITCHEN/DINER 24'1" x 11'8" (7.80m x 3.56m) 1.5 granite sink unit set into worktops with range of cupboards and drawers below, wall units over incorporating china display cabinets. Integrated fridge/freezer, dishwasher, CDA microwave, Rangemaster cooker with five ring gas hob, electric double oven and grill. Tiled splash back to walls, tiled floor, radiator and coving. Spotlights to ceiling and under unit lighting. Wall mounted television. Gas fired central heating boiler concealed within kitchen unit. Rear aspect window with fabulous views over countryside.



UTILITY ROOM with stainless steel sink set into worktops, cupboards below and wall units over. Integrated washing machine, space for tumble drier, door to garden.

LOUNGE 17'1" x 12'1" (5.20m x 3.69m) coal effect gas fire set on hearth with French limestone surround. Decorative coving, wall and central lighting, radiators, television points and French doors giving access to the



CONSERVATORY 13'2" x 12'9" (4.01m x 3.88m) brick base with double glazed windows, central light/fan, tiled floor, radiator, television socket and external light switch. French doors lead to the rear garden. Rear and side views over open countryside.



FIRST FLOOR LANDING access to roof void.

MASTER BEDROOM 12'9" x 10'8" (3.89m x 3.56m) a good range of fitted wardrobes and matching bedroom furniture. Rear aspect window, radiator, coving and television point.



EN SUITE SHOWER ROOM front aspect double glazed window. Shower cubicle with electric shower, low level wc, hand basin in vanity unit. Tiled walls and floor. Spotlights and extractor fan.

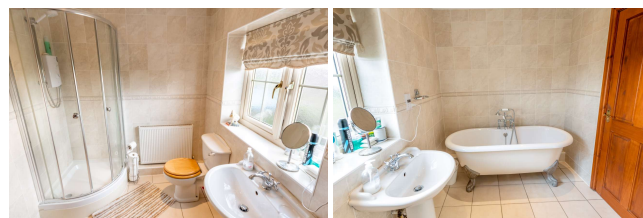
BEDROOM TWO 12'3" x 12'2" (3.73m x 3.70m) front aspect double glazed window, a range of built in wardrobes.

BEDROOM THREE 13'2" x 11'5" (4.01m x 3.47m) front aspect double glazed window, built in airing cupboard.

BEDROOM FOUR 12'0" x 9'2" (3.66m x 2.78m) rear aspect double glazed window.



FAMILY BATHROOM comprising free standing roll top bath with ball and claw feet and telephone style tap/shower attachment. Separate corner shower cubicle with electric shower. Low level wc, pedestal hand basin. Tiled walls and floor, extractor fan.



OUTSIDE

A block paved driveway facilitates off road parking and gives access to the **DETACHED GARAGE 18'5" x 17'9" (5.60m x 5.41m)** with electrically operated up and over door with personal door and window to the side. Areas of sculptured lawn and planted borders.

The block paved path continues via the side of the property to the rear garden.

The rear south west facing garden comprises Indian sandstone patio to the rear elevation with curved step to the external door. Further steps lead down to an area of lawn. Mature and attractively planted beds and borders. From the rear garden there are fabulous views over open countryside. External lighting cleverly illuminates the planting.



THE FIELD

The property includes a field of 3.66 acres which can be accessed from the rear garden or from Debdhill Road. The side to Debdhill Road is fenced and has wide steel gates to accommodate access to three open shelters and a hay store.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Wayleaves, Easements and Rights of Way: The land is sold subject to and for the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. In particular there is public footpath running through the centre of the field.

Overage: Overage has in the past been reserved to a previous vendor and will be reserved to the vendor, their assigns and successors for 30 years from 21st February 2013, clawback is 50% and triggered on the grant of planning permission. Interested parties should seek legal advice in this matter.

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.

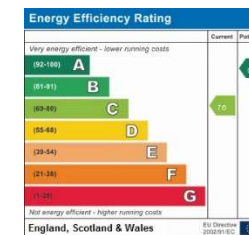
Hours of Business: Mon to Fri 9am - 5.30pm, Sat 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

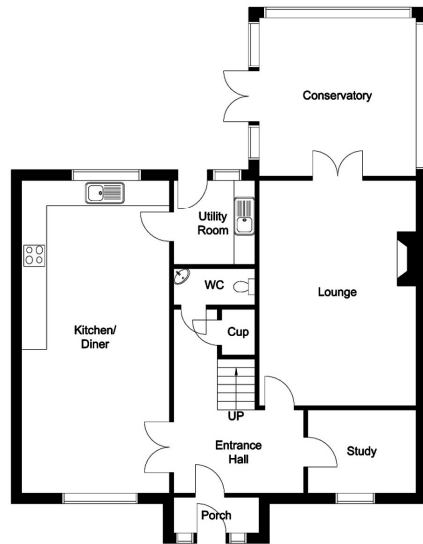
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

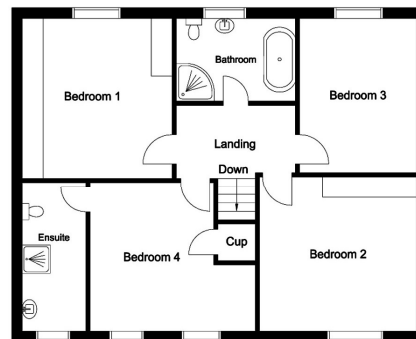
These particulars were prepared in March 2024.



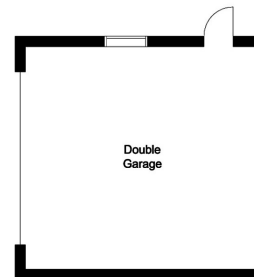
Ground Floor



First Floor



Outbuilding



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2024



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

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