



JOCKEY HOUSE, GAMSTON
£360,000

JOCKEY HOUSE, BRICK YARD ROAD, GAMSTON, RETFORD, DN22 8BL

DESCRIPTION

Wonderful, semi detached cottage of considerable character, blending flowing family living space with a versatile layout and cottage attributes of beamed ceilings, rustic brick fireplaces, log burners etc.

Three Reception rooms are provided of living dining room, snug and study. The dining kitchen is in an oak contemporary style with solid granite worktops and cooking range. The ground floor ancillary accommodation is completed by a utility room, shower room and hallways.

At first floor level, three bedrooms are delivered, two of which have built in wardrobes and the house bathroom is nicely appointed in white, featuring a rolltop bath and separate shower enclosure.

Gardens and grounds span either side of the cottage with a driveway terminating at an excellent brick built double garage.

The property is equipped with oil central heating.

LOCATION

The cottage nestles amongst a small grouping of dwellings, historically understood to be on the old Great North Road coaching route and now situated between the town of Retford, Eaton and the A1. As such the property is ideally suited to those wishing to commute on the A1 or access the wider motorway network.

Nearby, Retford has a full range of residential amenities, and its rail station has a direct service into London Kings Cross (approx. 1 hour 30 minutes).

DIRECTIONS

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ACCOMMODATION

FRONT PORCH with stable door.

SNUG 17'2" x 14'2" (5.23m x 4.33m) measured into rustic brick Inglenook fireplace with log burner, exposed beams and posts, double doors to garden.



LIVING DINING ROOM 23'4" x 13'9" (7.14m x 4.25m) maximum dimensions, dual aspect including double doors to garden, multifunctional living space, ideal for formal dining if required, rustic brick fireplace with log burner, beamed ceiling.



STUDY 8'5" x 9'6" (2.58m x 2.92m) beamed ceiling and perhaps suitable as an occasional fourth bedroom lying near the Shower Room.



DINING KITCHEN 16'7" x 15'6" (5.09m x 4.76m) contemporary oak style, granite worktops, exposed rustic brick chimney breast, larder cupboards, ample dining space, beamed ceiling, front aspect, Rangemaster electric range cooker, tiled flooring, dishwasher, fridge freezer.



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SHOWER ROOM tiled shower enclosure, vanity basin with base cupboard, WC, fully tiled walls.

UTILITY ROOM 14'6" x 5'0" (4.42m x 1.54m) wall floor cupboards, sink unit, plumbing for washing machine, Worcester oil central heating boiler, rear aspect and door.



HALLWAY with staircase.

FIRST FLOOR LANDING spindled balustrade over stairwell.

BEDROOM ONE 14'8" x 14'7" (4.51m x 4.45m) measured to front of range of wardrobes to one wall, part vaulted ceiling, feature chimney breast, surface mounted contemporary basin and base cupboards, access hatch to roof void.



INNER LANDING vaulted ceiling, roof window, airing cupboard.

BEDROOM TWO 15'6" x 11'3" (4.74m x 3.45m) maximum dimensions, walk in wardrobe, basin and base unit, part vaulted ceiling, access hatch to roof void.



BEDROOM THREE 12'8" x 12'0" (3.89m x 3.68m) part vaulted ceiling.

HOUSE BATHROOM 11'5" x 10'0" (3.51m x 3.09m) white suite including rolltop bath, separate quadrant shower enclosure with Mira sport shower, basin, WC, beamed ceiling, half tiled, towel warmer.



OUTSIDE

Front garden with gravelled sitting out area, lawn and flower borders, timber **Summerhouse** and mature conifer screening.

The rear garden is mostly hard landscaped with amenity and sitting out areas.

A driveway facilitates off-road parking and terminates at a brick built **DOUBLE GARAGE 20'4" x 18'9" (6.21m x 5.75m)** with an electric up and over door, light, power and loft space over.

A useful side amenity area links front and rear grounds .

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.

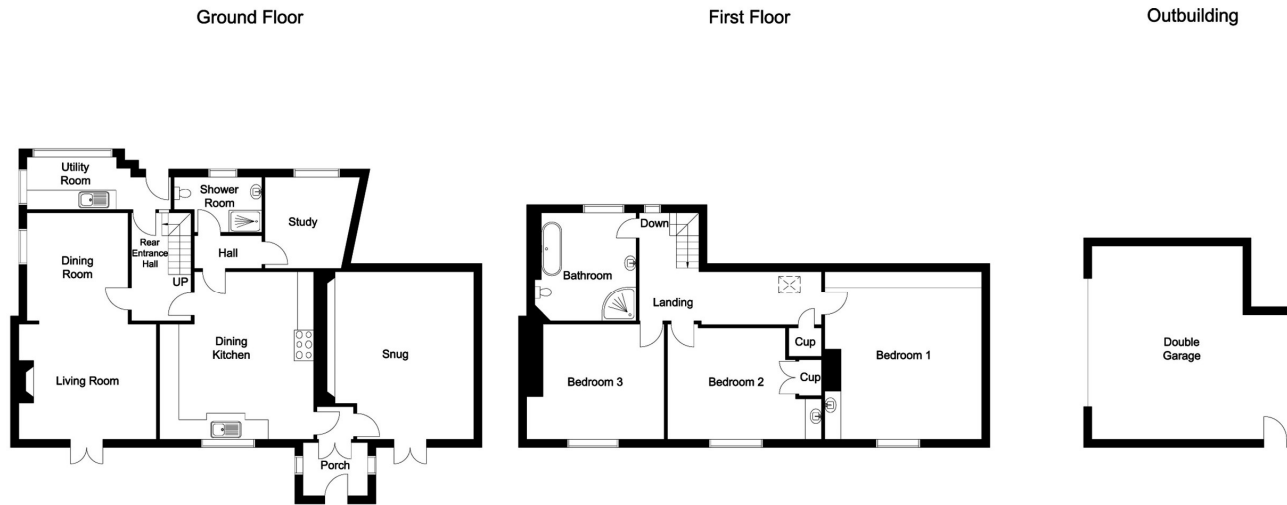
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Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors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

These particulars were prepared in March 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(39-54)	E		42
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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