



STAFFA, GREAT NORTH ROAD, RANSKILL
£335,000

BROWN & CO

STAFFA, GREAT NORTH ROAD, RANSKILL, RETFORD, DN22 8NJ

DESCRIPTION

A unique upside down home with the main living accommodation on street level, to take advantage of the views! A large dual aspect bright and airy lounge with Juliet balcony overlooks the rear garden. On the lower ground floor are four bedrooms, one of which has potential for addition of an en-suite or could be used as a second sitting room with sliding doors leading directly to the rear garden. There are attractive, well stocked gardens to the front, long driveway with ample parking, turning space and a single garage. The property provides good versatile accommodation and could easily be divided into two to provide multi-family living.

LOCATION

Ranskill is a small and favoured village to the north of Retford with local infant and junior school, public house, convenience store and fish & chip shop. Retford town centre is approximately 15 minutes' drive with comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. Bawtry is a small and popular town to the north with some local amenities and the A1 is to the west which links to the wider motorway network. There are some delightful country walks within easy distance to open countryside and surround.

DIRECTIONS

What3words:///mainly.perch.along

ACCOMMODATION

Aluminium double glazed obscure doors and windows into

HALLWAY with telephone point, access to roof void which is accessed by a ladder and is part boarded housing the gas fired central heating boiler, central heating thermostat, stairs to ground floor, sliding door to

CLOAKROOM front aspect obscure double glazed window. White low level wc, wall mounted hand basin, tiled walls.

LOUNGE 23'7" x 11'5" (7.22m x 3.49m) dual aspect, front aspect double glazed picture window with delightful views over the well stocked attractive gardens. Feature York stone fireplace with tiled surround, mantle and open fire. Rear aspect double glazed sliding doors onto balcony and overlooking the rear. TV and wall light points.



BREAKFAST KITCHEN 10'5" x 9'4" (3.20m x 2.85m) rear aspect double glazed window with views to the rear. A good range of wood fronted base and wall mounted cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap, space and plumbing below for dishwasher, built in Neff electric oven and grill/microwave offering multi functional cooking options. Neff hob and extractor. Ample working surfaces, recessed lighting, central heating programmer, built in over stairs cupboard with hot water cylinder system and storage.



UTILITY ROOM 9'3" x 6'4" (2.82m x 1.95m) rear aspect double glazed picture window with views to the rear. Side aspect door. Stainless steel single sink drainer unit with mixer tap and cupboards and drawers below. Space and plumbing for washing machine and two further appliances, working surfaces, part tiled walls.



DINING ROOM 15'3" x 8'9" (4.66m x 2.72m) dual aspect to front and side with the front having a large picture window overlooking the well stocked attractive rear gardens.



LOWER HALLWAY with parquet flooring, under stairs storage, additional built in cupboard with sliding doors and hanging and shelving space. Glazed doors to

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BEDROOM ONE 13'9" x 8'10" (4.24m x 2.73m) rear aspect sliding double glazed patio doors into the garden. This could also be an occasional sitting room.



BEDROOM TWO 11'4" x 12'6" (3.48m x 3.83m) rear aspect double glazed window with views to the garden. Built in wardrobes with sliding doors, one being mirror fronted with ample hanging and shelving space. Matching six drawer chest unit. Telephone point, wall light point.



BEDROOM THREE 11'4" x 10'6" (3.48m x 3.22m) side aspect double glazed window. Wall light points.



BEDROOM FOUR/STUDY 10'9" x 7'5" (3.33m x 2.28m) rear aspect double glazed window. Twin matching beech coloured working desks with drawers and cupboards, display cupboard and bookshelves. TV and telephone points. The office furniture could be removed easily to take this back to the original fourth bedroom.

FAMILY BATHROOM 8'8" x 7'7" (2.69m x 2.35m) side aspect obscure double glazed window. Four piece coloured suite comprising panel enclosed bath with mixer tap/handheld shower attachment. Pedestal hand basin, low level wc, tiled shower cubicle with mains fed shower and glazed screen. Tiled walls, extractor and additional chrome towel rail radiator.



OUTSIDE

The front is fenced and hedged to all sides, well stocked and manicured with well established shrubs and flowers as well as a good area of lawn. Diagonal pathway leading to the front door. Double gates giving access to the side terrace with additional steps leading to the rear garden. Drop kerb giving access to the long driveway providing parking for several vehicles, this in turn is also fenced and leads to the rear of the property where there is a brick built **SINGLE GARAGE** with up and over door, new roof approx. 18 months ago, power and light.

The rear garden is low maintenance with large, paved patio, rockery and shrub surrounds. External water supply and lighting. Pebbled soakaway.

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.

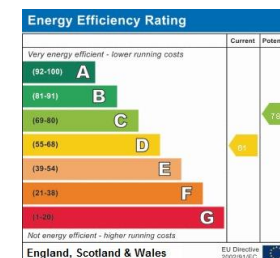
Viewing: Please contact the Retford office on 01777 709112.

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.

These particulars were prepared in April 2024.



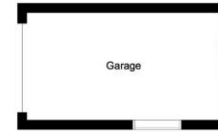
Lower Ground



Upper Ground



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.
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