



4 MAPLE DRIVE, ELKESLEY
£320,000

BROWN & CO

4 MAPLE DRIVE, ELKESLEY, RETFORD, DN22 8AX

DESCRIPTION

A very nicely presented detached four bedroom family home in small cul-de-sac on the edge of this popular village. The property benefits from a well appointed kitchen breakfast room as well as two good sized separate reception rooms. There is a modern bathroom on the first floor and the property comes with an attached double garage and landscaped rear gardens.

LOCATION

Elkesley provides easy access to the nearby A1 along with a local primary school, village hall and a convenience store. Retford town centre is approximately 6 miles away with more comprehensive shopping, leisure and recreational facilities, plus a mainline railway station with services to London Kings Cross (approximately 1 hour 30 mins).

DIRECTIONS

What3words///outings.tips.headsets

ACCOMMODATION

COVERED ENTRANCE with tiled floor, lighting and UPVC door into

ENTRANCE HALL with small paned glazed door to

INNER HALLWAY cupboard housing the oil fired central heating boiler and shelving, stairs to first floor landing. Door to

CLOAKROOM high level obscure double glazed window. White low level wc, pedestal hand basin. Tiled floor and walls.

LOUNGE 17'4" x 12'9" (5.31m x 3.92m) front aspect picture window. Feature sandstone fireplace with open fire and tiled hearth. TV point, wall light points.



BREAKFAST KITCHEN 15'9" x 11'7" (4.85m x 3.56m) side aspect double glazed window and half glazed door to garden. An extensive range of wood fronted base and wall mounted cupboard and drawer units. 1 ¼ enamel sink drainer unit with mixer tap, space and plumbing below for washing machine and space for free standing appliance. Space for upright fridge freezer. Electric double oven with four ring electric hob with extractor above. Ample working surfaces, part tiled walls, tiled flooring and door to



DINING ROOM 12'8" x 9'1" (3.91m x 2.76m) rear aspect double glazed picture window overlooking the garden.



From the hallway is a dog legged staircase with side aspect double glazed window to **FIRST FLOOR LANDING** with access to roof void. Built in airing cupboard with factory lagged hot water cylinder and fitted shelving.

BEDROOM ONE 12'9" x 11'0" (3.94m x 3.39m) front aspect double glazed picture window. Full length range of built in wardrobes with ample hanging and shelving space and mirror sliding doors. TV aerial lead.



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

BEDROOM TWO 12'9" x 12'9" (3.92m x 3.92m) rear aspect double glazed picture window. TV aerial lead.



BEDROOM THREE 11'8" x 7'3" (3.58m x 2.22m) rear aspect double glazed window.



BEDROOM FOUR 11'8" x 6'10" (3.58m x 2.12m) front aspect double glazed window.

BATHROOM with three piece white suite comprising panel enclosed bath with electric shower over and glazed shower screen. Low level wc with concealed cistern. Inset vanity unit with

cupboards below. High level obscure double glazed window. Tiled flooring and walls.



OUTSIDE

The front is walled and hedged to all sides and is well maintained with sculptured lawn and shrub beds and borders. Block paved driveway with space for several vehicles leading to ATTACHED DOUBLE GARAGE with up and over door, power, light, personal door to rear garden. Gate to rear garden.

The rear garden is nicely enclosed with fencing to all sides. Block paved patio, a good area of lawn with shrub beds and borders. Additional paved patio to the rear. Space for shed, external lighting and water supply. Oil tank.

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 D.

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.

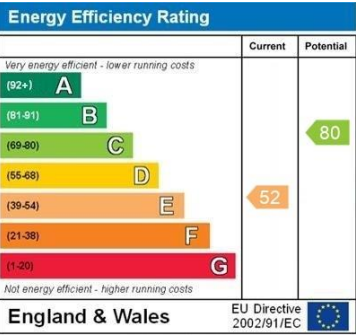
Viewing: Please contact the Retford office on 01777 709112.

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 July 2024.



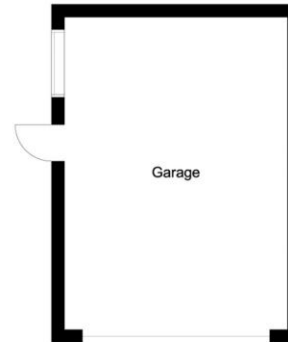
Ground Floor



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



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: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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

BROWN & CO