



11 CLYRO PLACE, SUTTON CUM LOUND
Offers in the region of £450,000

BROWN & CO

11 CLYRO PLACE, SUTTON CUM LOUND, RETFORD, NOTTINGHAMSHIRE, DN22 8PE

DESCRIPTION

A detached family home located in this small and favoured village. The property offers spacious accommodation throughout with a rear aspect lounge with bay window overlooking the garden, separate dining room as well as a kitchen breakfast room leading into the family room. In addition, there is a study off the hallway and to the first floor there is a large master bedroom suite, an additional guest suite with en suite bathroom, two further double bedrooms and family bathroom. The property has ample parking, attached double garage, which subject to planning, could be converted into additional accommodation and there is a possibility to construct an additional garage on the plot (subject to planning permission). The property offers scope to enhance for modern family life.

LOCATION

The village of Sutton cum Lound lies approximately 3.5 miles to the north of the attractive market town of Retford. Bawtry and Doncaster are within comfortable reach making them commutable with the South Yorkshire conurbation beyond.

This area in general is served by excellent transport links. The A1 lies to the west from which the wider motorway network is available. Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins) and air travel is convenient via nearby Doncaster Sheffield international airport. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving Retford north bound on the A638 signposted Bawtry, after leaving the town turn right signposted Sutton/Mattersey. Proceed into Sutton cum Lound onto Town Street and take the first right onto Clyro Place and no.11 will be found on the left hand side.

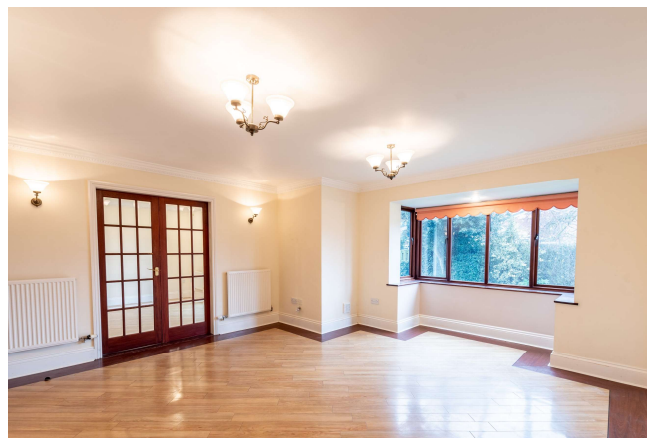
ACCOMMODATION

COVERED ENTRANCE with half glazed wooden door into

ENTRANCE HALL with turning staircase to first floor landing, wood grain effect Karndean flooring, ornate corncing, downlighting.

CLOAKROOM coloured low level wc with concealed cistern, vanity unit with mixer tap and inset sink with a range of cupboards below, display shelving, extractor fan, wall mounted mirror, wood grain effect Karndean tiled flooring, tiled walls.

LOUNGE 17'5" x 15'0" (5.32m x 4.58m) measured to rear aspect double glazed square bay window overlooking the garden, wood grain Karndean flooring, high moulded skirtings, inset pebble effect electric fire, surround sound wiring, wall light points, ornate corncing, telephone point, small paned double glazed doors to



DINING ROOM 12'9" x 12'0" (3.92m x 3.66m) double glazed French doors into the garden, moulded skirtings, wood grain effect Karndean flooring, recessed downlighting, ornate corncing. Internal vacuum system.

BREAKFAST KITCHEN 16'0" x 11'4" (4.89m x 3.46m) front aspect double glazed window. An extensive range of maple base and wall mounted cupboard and drawer units, inset stainless steel sink with waste disposal and contemporary mixer tap, integrated dishwasher below, dual fuel large stainless steel double range oven with six gas rings, stainless steel splashback and large stainless steel extractor canopy over, space and plumbing for American style fridge, ample working surfaces with matching upstands, peninsular breakfast bar with additional space for one

free standing appliance. Wood grain effect herringbone style Karndean flooring, moulded skirtings, recessed downlighting, door to



UTILITY ROOM front aspect double glazed window, half glazed door to side, matching range of cupboard and drawer units, Belfast sink, space and plumbing for washing machine, working surfaces, herringbone style wood grain Karndean flooring.

FAMILY ROOM 11'6" x 8'7" (3.52m x 2.65m) rear aspect double glazed French doors to garden, moulded skirtings, TV point, recessed downlighting and telephone point.



STUDY 9'9" x 9'3" (3.03m x 2.82m) front aspect double glazed window, moulded skirtings, door to integral double garage.

FIRST FLOOR

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GALLERY STYLE LANDING which is of a good size, front aspect arched window, built in shelved cupboard, access to roof void with fitted ladder.

MASTER BEDROOM SUITE

Bedroom 12'7" x 11'5" (3.88m x 3.51m) measured to front of full length range of lime fronted floor to ceiling wardrobes with ample hanging and shelving space and hidden drawers, matching fitted headboard, front aspect double glazed window, moulded skirtings, TV aerial point, telephone point, recessed downlighting, opening to



Dressing Room Area 7'0" x 7'5" (2.14m x 2.28m) measured to front of fitted bedroom furniture with wardrobes, shelving, kneehole dressing table unit with display above, front aspect double glazed window. An additional range of matching, door to

En suite Bathroom rear aspect obscure double glazed window, four piece white suite with matching wood panelled fitted bath with mixer tap/handheld shower attachment, low level wc with concealed cistern, vanity unit with inset sink and mixer tap, matching cupboards to the bedroom furniture below, tile enclosed shower cubicle with glazed screen and mains fed shower, wood effect flooring, tiled walls, extractor, recessed downlighting.

BEDROOM TWO 16'8" x 11'5" (5.12m x 3.51m) maximum dimensions, measured to rear of range of built in wardrobes with ample hanging and shelving space, rear aspect double glazed window. Tiled flooring, moulded skirtings, TV aerial lead, door to



EN SUITE BATHROOM rear aspect obscure double glazed window, three piece white suite with wood panel enclosed bath with mixer tap, mains fed shower attachment above, low level wc with concealed cistern, vanity unit with cupboards below, display shelving above, wall mounted mirror fronted cupboards, shaver socket, towel rail radiator, ceramic tiled walls, ceramic tiled flooring, extractor fan, recessed downlighting.

BEDROOM THREE 15'8" x 11'6" (4.80m x 3.54m) measured to rear of fitted bedroom furniture with one double and one single wardrobe with overhead bed cupboards above, dressing table unit and bedside cabinets, rear aspect obscure double glazed window, moulded skirtings, TV aerial lead.

BEDROOM FOUR 17'5" x 10'7" (5.33m x 3.27m) side aspect oriel bay triangular window with views to the garden and two rear aspect Velux windows to the rear. Recessed lighting, telephone point.

FAMILY BATHROOM 9'7" x 8'9" (2.95m x 2.70m) front aspect obscure double glazed window, four piece white bathroom suite with mahogany panel enclosed bath with mixer tap, mains fed shower. Low level wc with concealed cistern, bidet, vanity unit with cupboards below, tiled walls, towel rail radiator, recessed downlighting and extractor.



OUTSIDE

The garden is open planned and has an established front garden with numerous shrubs and flower borders including Cordyline, rhododendron and holly bushes.

Block paved driveway providing parking for several vehicles and paved path to the front door. The front driveway is fenced to one side and leads to **ATTACHED DOUBLE GARAGE 17'4" x 17'7" (5.29m x 5.38m)** with two electrically operated up and over doors. Personal door to rear garden. External lighting and water supply. Wall mounted gas fired central heating boiler (recently installed). Hot water cylinder. Vacuum cylinder for integrated vacuum system.

Wooden gate and wall to the side of the property leading to the rear garden which is a double width plot offering a good degree of seclusion. The garden is fenced to all sides divided into separate areas, large, paved patio with three areas of Astro turf, slated area with some established trees and additional piece of garden which has been used as a vegetable plot and with some shrubs and flowers enclosed.

There are owned roof mounted solar panels which help support running economies of the house.

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 F.

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 October 2024.

Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		

Not energy efficient - higher running costs

England, Scotland & Wales

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 room 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. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
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