



EASTFIELD BUNGALOW, NORTH WHEATLEY  
£525,000

**BROWN & CO**

# EASTFIELD BUNGALOW, GAINSBOROUGH ROAD, NORTH WHEATLEY, RETFORD, DN22 9BH

## DESCRIPTION

Eastfield Bungalow is a generous detached bungalow delivering four bedroom family living space.

The property is situated within sizeable grounds, in all extending to approximately 1.5 acres, subject to measured site survey.

The configuration allows occupation in a number of ways.

Vehicular arrangements are excellent with a good driveway, parking court and substantial detached brick built double garage with integral workshop, ideal for hobbies.

The grounds are approximately triangular in shape, extending to the south.

## LOCATION

Eastfield Bungalow is situated on the very edge of the popular village of North Wheatley and is accessible from the main A620 road. North Wheatley provides a local school and in South Wheatley there is a post office. Retford and Gainsborough town centres are both within easy access providing comprehensive shopping, leisure and recreational facilities as well as Retford providing a mainline railway station on the London to Edinburgh intercity link. There is a garden centre nearby in Saundby.

## DIRECTIONS

what3words///animated.fell.pelt

## ACCOMMODATION

UPVC door into

**ENTRANCE PORCH** with side aspect window and front aspect obscure double glazed window. Wooden clad ceiling with recessed lighting and small paned glazed door to

**GOOD SIZED ENTRANCE HALL 11'2" x 5'10" (3.42m x 1.82m)** with recessed lighting, access to roof void, light and part boarding.

**LIVING ROOM 24'6" x 18'6" (7.50m x 5.67m)** front aspect double glazed oriel bay window and side aspect double glazed window overlooking the main part of the garden. Feature painted Adams fireplace with marble surround, matching hearth and open fireplace. Moulded skirtings, dado rail, ornate corning and ceiling roses. Wall light points, TV and telephone points.



**DINING ROOM 13'2" x 10'2" (4.02m x 3.12m)** rear aspect double glazed sliding patio doors leading into and overlooking the courtyard and part of the garden. Moulded skirtings, dado rail, return door to kitchen.



**KITCHEN 17'4" x 9'6" (5.30m x 2.93m)** side aspect double glazed square bay window overlooking the garden. An extensive range of base and wall mounted cupboard and drawer units. 1 ¼ enamel sink drainer unit with mixer tap, space and plumbing for dishwasher, free standing cooker and small upright fridge freezer. Matching Welsh dresser style unit. Ample working surfaces, part tiled walls, recessed lighting to the cupboards. Recessed lighting.



**REAR PORCH 15'8" x 5'9" (4.81m x 1.79m)** with side aspect window and half glazed stable door to the garden. Wall mounted gas fired central heating boiler, range of base cupboard and drawers with working surfaces, laundry dolly. Space for appliances, step up to

**SNUG 18'2" x 20'6" (5.55m x 6.28m)** maximum dimensions, dual aspect to both sides with double glazed windows. Double glazed French doors leading into the conservatory. Tile effect laminate flooring, TV point, wall light points.

**SMALL UTILITY** with space and plumbing for washing machine. Base cupboard and drawer units, space for tumble dryer and working surfaces.

**CLOAKROOM** side aspect obscure double glazed window. White low level wc, pedestal hand basin, recessed tiled space for coats or this could also be turned into a walk in shower with ceramic tiled floor and walls.

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**CONSERVATORY 18'8" x 11'6" (5.74m x 3.53m)** brick base with double glazed windows, polycarbonate ceiling and double glazed French doors into the garden. Tile effect laminate flooring. Radiator and wall light point, central ceiling light/fan.



**MASTER BEDROOM 18'5" x 13'8" (5.63m x 4.19m)** double glazed window overlooking the courtyard and part of the garden. An extensive range of built in bedroom furniture incorporating over bed storage cupboards and wardrobes with hanging and shelving space. Matching dressing table unit and bedside cabinets. Door to



**EN SUITE BATHROOM 8'8" x 6'0" (2.68m x 1.84m)** side aspect obscure double glazed window. Three piece white suite comprising rolled top bath with mixer tap/shower attachment set within wooden surround. Vanity unit with inset sink and low level wc. Ceramic tiled floor and tiled walls. Access to roof void. Eyeball lighting.

**BEDROOM TWO 19'2" x 9'8" (5.85m x 2.98m)** two front aspect double glazed windows overlooking the front garden and distant views to the fields beyond.



**BEDROOM THREE 10'8" x 9'8" (3.30m x 2.98m)** rear aspect double glazed window with views to the courtyard and the garden. Spotlight.

**BEDROOM FOUR 8'9" x 9'7" (2.71m x 2.96m)** front aspect double glazed window.

**SHOWER ROOM 8'7" x 5'10" (2.65m x 1.82m)** side aspect obscure double glazed window. Walk in shower cubicle with mains fed shower and glazed screen. Vanity unit with inset sink, mixer tap and cupboard and drawers below. Low level wc. Ceramic tiled floor, part tiled and aqua boarded walls. UPVC ceiling with extractor and recessed lighting. Chrome towel rail radiator.



## OUTSIDE

The property is accessed from the A620 with long driveway which is pebbled and provides ample parking for several vehicles. Hedging to the front and side. Iron and wooden gates leading into the inner driveway which is also pebbled and provides parking for more vehicles and leads to **DETACHED DOUBLE GARAGE 23'4" x 38'4" (7.12m x 11.70m)** with metal up and over doors, security lighting to the front, power, lighting, double glazed windows to the side and door to side driveway.

The plot extends to approximately 1.5 acres, subject to measured site survey and is mostly laid to lawn with trees and hedging to the sides.

**AGENTS NOTE:** Interested parties should note the land lying south of the existing bungalow (Title no. NT267312 approximately 0.95 acres) is subject to an overage provision, meaning if planning permission is granted on this land for uses other than those ancillary to the enjoyment of Eastfield Bungalow in the next 25 years, the vendors and their successors are entitled to receive 30% of the increase in value generated by the planning permission. Further information available from the selling agent's ref JMB.

## 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 November 2024.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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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