



5 HAWFINCH MEADOWS, RETFORD
GUIDE PRICE £500,000 to £525,000

BROWN & CO



5 HAWFINCH MEADOWS

RETFORD

DN22 7ZS

DESCRIPTION

An immaculately presented detached family home built by Able Homes on this popular local development close to all of Retford's amenities. The property has been lovingly looked after by the original, current owners with additional high specification alterations to the property when first built including hard wearing carpets throughout, integrated appliances and a landscaped rear garden which is somewhat of a sun trap. Benefits include en suite facilities to the two main bedrooms as well as a family bathroom and the main feature of the property is the well appointed and very nicely presented 40ft open plan kitchen dining living room leading into and overlooking the garden. In addition, there is a detached double garage and timber office having been insulated and with wi-fi.

LOCATION

Hawfinch Meadows ensures a quiet and secure location, yet is within comfortable walking distance of Retford town centre which provides comprehensive shopping, leisure and recreational facilities as well as schools for all age groups. Morrisons superstore is within comfortable walking distance and Retford town centre boasts a mainline railway station on the London to Edinburgh intercity link. In addition, there is good access to the A1 and A57 linking to the wider motorway network and Retford is surrounded by some good countryside walks with the Chesterfield Canal and Clumber Park also within comfortable distance.

DIRECTIONS

[what3words///hits.dizzy.human](https://www.what3words.com/hits.dizzy.human)



ACCOMMODATION

Partially covered entrance with external light and large composite door with side light window and integrated blinds into the good sized

ENTRANCE HALL 14'5" x 9'2" (4.43m x 2.80m) stained oak wood flooring, turning dog legged staircase to the first floor with under stairs storage area. Built-in cloaks cupboard with hanging and shelving space. Contemporary moulded skirtings, telephone point. Recessed lighting and ornate cornicing.

CLOAKROOM front aspect obscure double glazed window. White low level wc, vanity unit with rectangular sink, mixer tap and tiled splashback with soft close cupboards below. Porcelain tiled flooring. Ornate cornicing.

LOUNGE 21'5" x 13'3" (6.54m x 4.06m) dual aspect with two front aspect double glazed windows. Anthracite coloured bi-fold doors leading into the garden. Feature limestone fireplace with log effect electric fire with matching raised hearth. Contemporary skirtings. TV point. Ornate cornicing.

KITCHEN DINING LIVING ROOM 40'5" x 15'5" (12.35m x 4.73m)
Kitchen Area stained oak wood flooring throughout and ornate cornicing. Two front aspect double glazed windows. An extensive upgraded range of cream coloured base and wall mounted soft close cupboard and drawer units with floor level lighting. Integrated fridge and freezer. Bosch electric oven with matching Bosch grill/convector/microwave oven above. 1 ¼ stainless steel sink drainer unit with mixer tap and integrated dishwasher below, wine cooler and wine rack. Wood effect work surfaces with matching upstand. Large island unit with matching wood effect working surfaces, an additional range of cupboard and drawer units. Five ring Bosch gas hob with ceiling fitted extractor and pop-up power socket. Telephone point.

Dining/Living Area recessed lighting. Side aspect double glazed window. Bi-fold doors leading into the garden with integrated blinds. Feature sandstone fireplace with stone hearth and electric log effect burner. Telephone point, ornate cornicing. Contemporary skirtings.



UTILITY ROOM 9'0" x 7'0" (2.78m x 2.15m) rear aspect double glazed door with integrated blind. Built-in cloaks cupboard with hanging and shelving space. Matching wall mounted and base cupboards, single sink drainer unit with mixer tap, space and plumbing below for washing machine and tumble dryer. Wood effect working surfaces, matching upstands and tiled splashback. Ceramic tiled flooring. Wall mounted gas fired central heating boiler.

From the Entrance Hall is a turning staircase with wooden handrail and glass balustrade to

FIRST FLOOR LANDING recessed lighting, access to boarded roof void with lighting.

MASTER BEDROOM 24'6" x 14'0" (7.49m x 4.28m) side aspect double glazed picture window overlooking the garden. Full length range of built-in wardrobes with ample hanging and shelving space and sliding doors. Contemporary skirting boards. Built in airing cupboard with hot water cylinder and shelving. Ornate corning.

EN SUITE BATHROOM 7'8" x 6'6" (2.39m x 2.00m) side aspect obscure double glazed window. Four piece white suite with free standing slipper bath and mixer tap. Vanity unit with low level wc and concealed cistern. Hand basin with mixer tap and soft close cupboards below. Full width walk in shower cubicle with glazed screen and mains fed shower. Majority tiled walls, tiled flooring, recessed spotlighting and extractor. Chrome towel rail radiator.

BEDROOM TWO 13'0" x 9'8" (4.00m x 2.99m) two front aspect double glazed windows. Contemporary moulded skirtings. Built-in double wardrobe with hanging and shelving space. Ornate corning. Door to

EN SUITE SHOWER ROOM 10'6" x 4'8" (3.23m x 1.47m) front aspect obscure double glazed window. Tile enclosed shower cubicle with glazed sliding doors and mains fed shower.

Vanity unit with low level wc and concealed cistern. Hand basin with mixer tap and soft close cupboards below. Chrome towel rail radiator. Part tiled walls, porcelain tiled flooring.

BEDROOM THREE 13'6" x 10'3" (4.14m x 3.13m) rear aspect double glazed window overlooking the garden. Built-in double wardrobe with hanging and shelving space. Contemporary style radiator. Ornate corning.

BEDROOM FOUR 12'6" x 9'9" (3.85m x 3.03m) maximum dimensions. Two front aspect double glazed windows. Built in double wardrobes with hanging and shelving space. Contemporary moulded skirtings. Ornate corning.

FAMILY BATHROOM 9'0" x 6'6" (2.77m x 2.00m) minimum dimensions. Rear aspect obscure double glazed window. Three piece white suite comprising modern roll topped bath with chrome feet and contemporary mixer tap. Vanity unit with low level wc and concealed cistern. Hand basin with mixer tap and soft close cupboards below. Tile enclosed cubicle with tiled walls, glazed screen and mains fed shower. Chrome towel rail radiator. Porcelain tiled floor. Part tiled walls, recessed lighting. Shaver socket.

OUTSIDE

Herringbone block paved driveway to the front of the property and additional driveway with off road parking for three vehicles. The front garden has some young and established shrubs in situ and matching shrub borders.

BRICK BUILT DETACHED DOUBLE GARAGE 18'0" x 15'6" (5.49m x 4.76m) with pitched roof and two separate metal up and over doors. UPVC door to the side giving personal access to the garage. Power and light.





From the driveway is a paved pathway leading to the rear garden which is southeasterly facing. From the side gate is a long pathway which is fenced with shingle surround with an external water supply. This in turn leads to the rear garden which is in two parts and the whole garden is fenced and walled. There is a space for vegetables as well as a slightly raised paved patio with space for timber shed. The rear garden is another delightful feature of the property and has been landscaped and block paved with additional paving to create a low maintenance but well stocked garden. Established and some younger shrubs. External lighting. The garden offers a good degree of privacy.

built SHED/OFFICE 11'8" x 4'5" (3.60m x 1.36m) which has insulation, wi-fi, power and lighting. The property also benefits from a sun awning above the bi-fold doors in the kitchen living dining room.

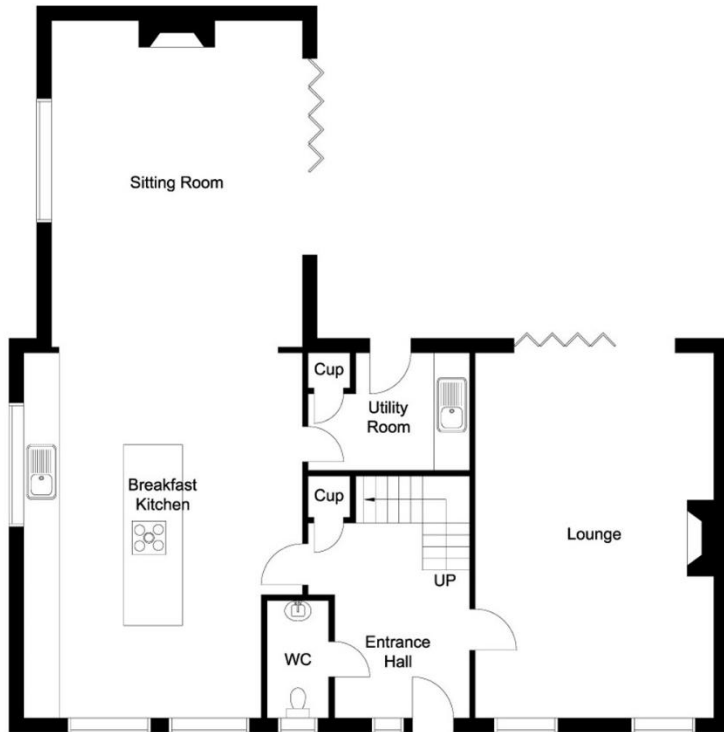
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Council Tax: We are advised by Bassetlaw District Council that this property is in Band F.
Service/Maintenance Charge: We are advised the current annual service/maintenance charge is £150 per annum. Interested parties are expressly advised to check service/maintenance charge prior to entering a legal commitment to purchase.
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 finalizing their offer to purchase.

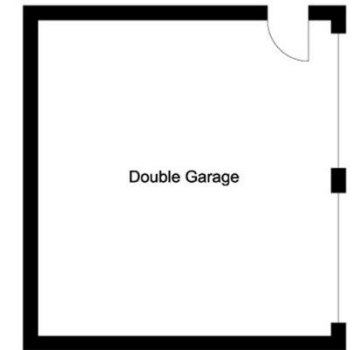
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Your home may be repossessed if you do not keep up repayments on your mortgage.
These particulars were prepared in March 2025.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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