



**Willowbank**  
**Stokeham, DN22 0JZ**  
**£299,950**

*Bella*  
properties

Welcome to this gorgeous family home located in the quiet village of Stokeham. Beautifully presented inside and out, this home is ready for any lucky buyer to move straight into! With a modern, open plan kitchen/diner, separate utility, a downstairs shower room, the benefit of solar panels, an air source heat pump and underfloor heating to the ground floor, as well as a detached garage and ample off road parking, this home is sure to have widespread appeal with families.

The property itself briefly comprises the entrance hallway, living room, utility, open plan kitchen/diner and shower room on the ground floor, with the first floor comprising the landing, all three bedrooms and family bathroom. Externally, there is off road parking for multiple vehicles to the front on a gravelled driveway, a detached brick built garage and workshop, and a lawned garden to the rear with decking area as well as stunning countryside views!

A short drive from the market town of Retford's many amenities, viewings are now available and come highly recommended to appreciate this home!



### **Hall**

Entrance to the property is via the front door and into the hallway. Internal door leads to the living room, carpeted stairs lead to the first floor accommodation, and uPVC window faces to the side of the property.

### **Living Room** 16'0" x 12'5" (4.89 x 3.81)

Carpeted with two vertical radiators, brick fireplace with wood mantle housing the multifuel burner and uPVC window facing to the front of the property.

### **Kitchen/Diner** 18'8" x 16'10" (5.71 x 5.15)

Laminate effect tiled flooring with underfloor heating, spotlights, three Velux windows, further uPVC window facing to the side of the property and sliding doors to the rear garden. A beautiful, modern kitchen unit with base height and wall mounted units, complimentary quartz counters and splashbacks, integrated appliances and central island.

### **Utility Area** 10'7" x 6'4" (3.23 x 1.94)

Laminate effect tiled flooring with spotlights, vertical radiator, base height and wall mounted units, complimentary counters, tiled splashbacks, integrated sink and drainer with space and plumbing for white goods. External door gives access to the side of the property.

### **Shower Room** 9'0" x 7'7" (2.76 x 2.32)

A three piece suite consisting of double shower cubicle with rainfall head, toilet and sink with vanity unit. Laminate tiled flooring with spotlights and vertical radiator.

### **Landing** 8'3" x 6'5" (2.53 x 1.98)

Carpeted with uPVC window facing to the side of the property and internal doors leading to all three bedrooms and family bathroom.

### **Bedroom One** 12'6" x 12'1" (3.82 x 3.69)

Carpeted with central heating radiator and uPVC window facing to the front of the property.

### **Bedroom Two** 10'9" x 10'7" (3.3 x 3.24)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

### **Bedroom Three** 7'10" x 6'5" (2.39 x 1.98)

Carpeted with central heating radiator, built in wardrobes and uPVC window facing to the rear of the property.

### **Bathroom** 7'6" x 5'8" (2.29 x 1.73)

Vinyl effect tiled flooring with heated towel rail, built in storage and uPVC window facing to the front of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink.

### **External**

To the front of the property is a large gravelled driveway for ample off road parking. The driveway leads to the detached brick built garage and workshop, and the south facing rear garden. The rear garden is mainly laid to lawn with decking area, ideal for entertaining and beautiful, countryside views.

### **Garage/Workshop**

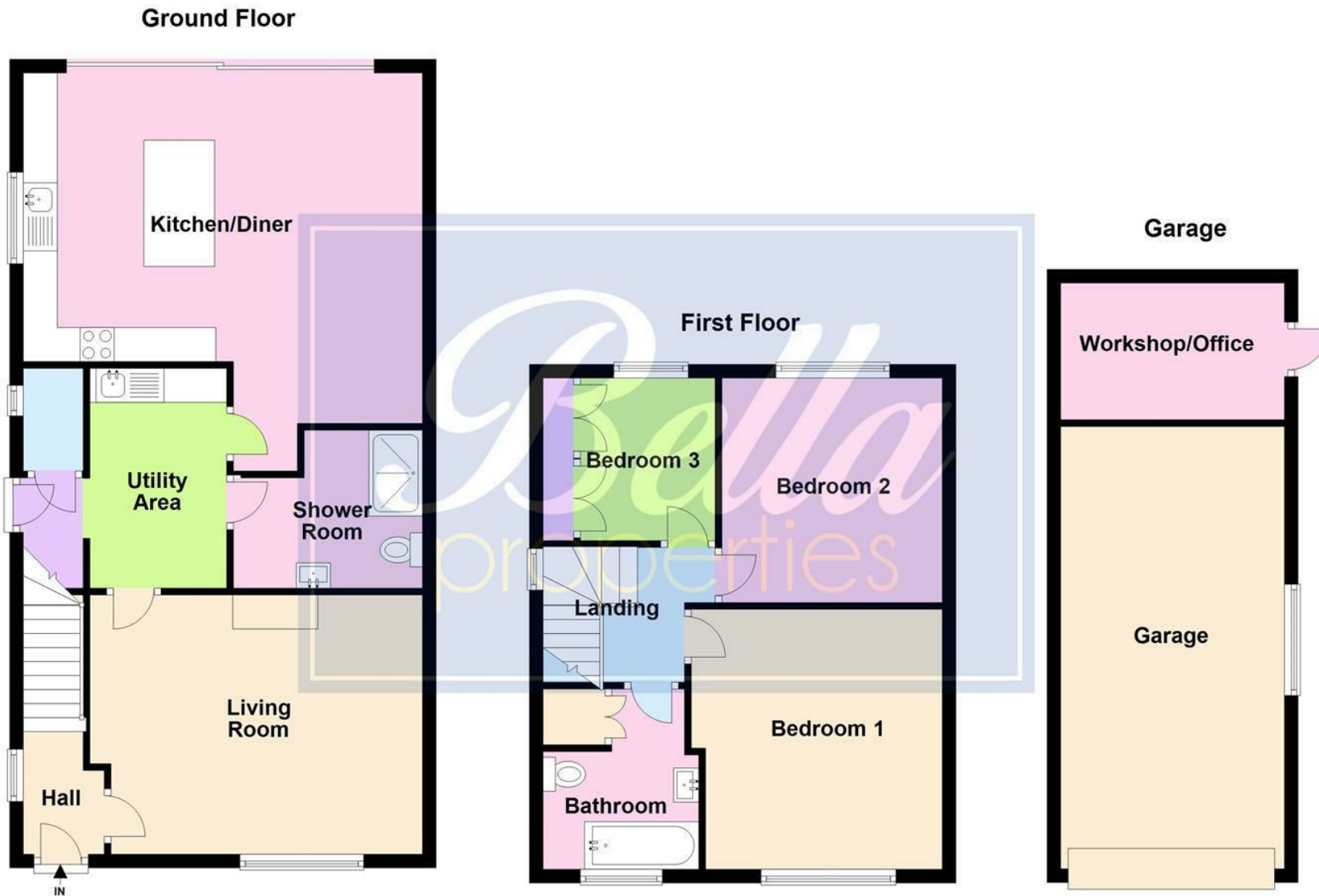
The garage measures 6.5m x 3.29m and benefits from an electric door, power, lighting and roof storage. The workshop/offices measures 2.01m x 3.29m.

### **Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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