



## GREENWAYS GREENSIDE

RETFORD, DN22 0HY

£465,000  
FREEHOLD

### WELL APPOINTED BRAND NEW THREE BED DETACHED BUNGALOW

Are you looking for a brand new family home, built to a superb standard that comes fully spec't with no extras required, in a desirable village location of Rampton within walking distance of a Post Office, local shop, village pub and Rampton Primary School? Then look no further!

The property is finished to an outstanding specification throughout and briefly comprises of an atmospheric open plan kitchen with island/breakfast bar, lounge diner with a modern featured cinema wall, beautiful orangery with bi-folding doors, utility room, inner hallway, luxury fully tiled four piece family bathroom suite, three double bedrooms, the master bedroom complete with an en suite shower room and dressing area. The property also benefits from landscaped gardens an over sized detached garage and extensive driveway providing enough parking for the whole family.

This high quality new home comes fully finished with flooring, carpets, tiling, underfloor heating, all included in the price!

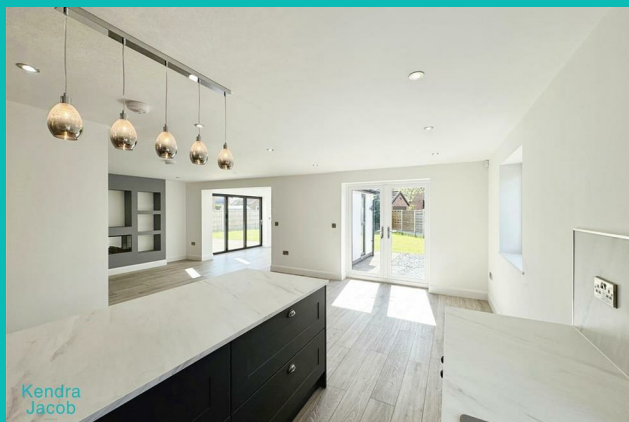
Please call now on 01909 492116 to book a viewing.

Kendra  
Jacob

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# GREENWAYS GREENSIDE

- STUNNING DETACHED NEW HOME • GENEROUSLY PROPORTIONED WITH OVER 1582 SQ.FT OF ACCOMMODATION • FULLY FINISHED INCLUDING FLOORING, APPLIANCES & LANDSCAPING • LUXURY KITCHEN & BATHROOMS • BEAUTIFUL ORANGERY WITH BI-FOLD DOORS • THREE DOUBLE BEDROOMS • LANDSCAPED GARDENS • EXTENSIVE DRIVEWAY & DETACHED GARAGE • DESIRABLE VILLAGE LOCATION NEAR THE TOWN OF RETFORD



## LOCATION

The village of Rampton boasts a lovely country pub that serves home cooked food. The Primary school is within walking distance from the property. There is also a local playing field and village hall that is the heart of the community. The market town of Retford offers a wealth of shops, restaurants and bars as well as plenty of super market options. There is also a main line train station giving links to both London Kings Cross and Leeds. The A1 is accessed at nearby Markham Moor and again gives excellent transport links to the regions major towns and cities.

## UTILITY ROOM

Having a front facing UPVC double glazed entrance door leading into the utility room. The utility room has a range of wall and base units with complementary work surfaces with matching splashbacks, incorporating a sink unit with mixer tap, wall mounted central heating boiler which is set behind matching cupboard fronts, integrated washer dryer, quality laminated wood flooring with underfloor heating, downlighting to the ceiling, side facing UPVC double glazed window and a door giving access into the inner hallway.

## INNER HALLWAY

Having quality laminated wood flooring with underfloor heating, access hatch to the loft space, downlighting to the ceiling, large storage cupboard and doors giving access to three double bedrooms, family bathroom and the open plan, kitchen, living dining room and orangery.

## KITCHEN DINER

A contemporary open plan kitchen, dining living area which opens up into a beautiful orangery. The kitchen diner has a range of wall and base units with complimentary work surfaces with matching splash-backs incorporating a sink unit with mixer tap, integrated appliances including an electric oven, microwave oven, four ring induction hob with an electric extractor fan set above, fridge freezer and dish washer, large central island with fitted drawers and breakfast bar, LED kick-board lighting, downlighting to the ceiling, two front facing UPVC double glazed windows, side facing UPVC double glazed French doors opening out into the garden and quality laminated wood flooring with underfloor heating continuing through into the living room and orangery.

## LIVING ROOM

Having a modern cinema wall with a featured log burning effect electric fire, downlighting to the ceiling, power points and TV point.

## ORANGERY

A beautiful orangery, four Velux UPVC double glazed windows, four side facing UPVC double glazed windows, bi-fold doors leading out onto the paved patio seating area.

## MASTER BEDROOM

A generous sized master bedroom, side facing UPVC double glazed window, downlighting to the ceiling, power points, TV point, walk in dressing area and a door giving access into the ensuite shower room.

### EN-SUITE SHOWER ROOM

A luxury three piece suite in white comprising of a corner walk-in shower unit with a mains run waterfall shower with separate shower attachment, vanity hand wash basin and low flush WC, fully tiled to the walls, laminated effect tiled floor covering with underfloor heating, electric extractor fan, downlighting to the ceiling and a rear facing obscure UPVC double glazed window.

### BEDROOM TWO

A spacious second double bedroom, front and side facing UPVC double glazed windows, power points, TV point and underfloor heating.

### BEDROOM THREE

A third double bedroom, side facing UPVC double glazed window, power points, TV point and underfloor heating

### BATHROOM SUITE

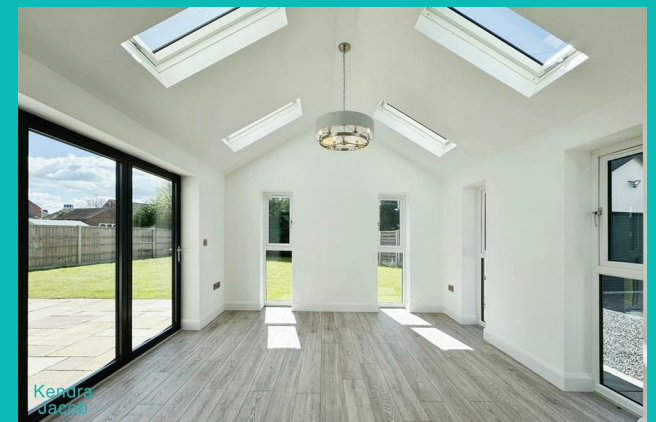
A luxury four piece suite in white comprising of a freestanding bath with central mixer tap and shower attachment, corner walk-in shower unit with a mains run waterfall shower with separate attachment, vanity hand wash basin and low flush WC, tiled to the walls and flooring, downlighting to the ceiling, electric extractor fan and a rear facing obscure UPVC double glazed window.

### OUTSIDE

To the front of the property is a walled garden with an electric wrought iron sliding gate allowing access to the extensive driveway with parking for several vehicles which in turn leads you to an oversized detached single garage

with electric roller door power and light. To the side and rear of the property is a large wrap round garden, mainly laid to lawn, Indian sandstone terrace patio seating area, outside electric points, water tap and lighting.

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## ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band New Build

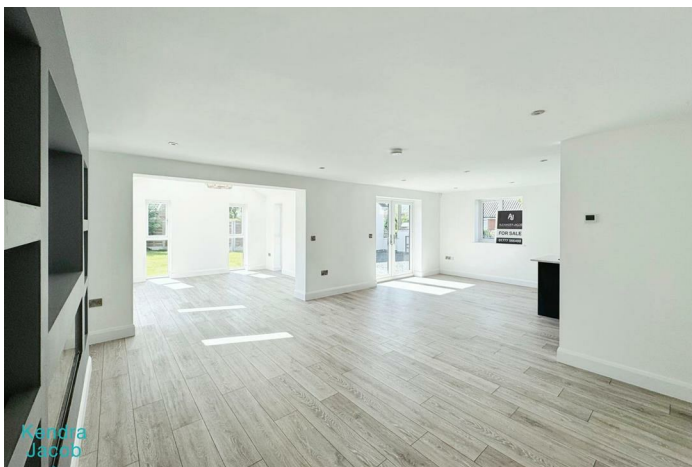
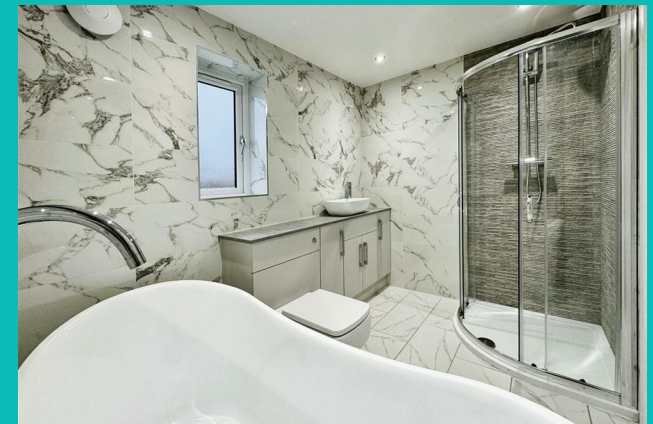
**Viewings** – By Appointment Only

**Floor Area** – 1582.00 sq ft

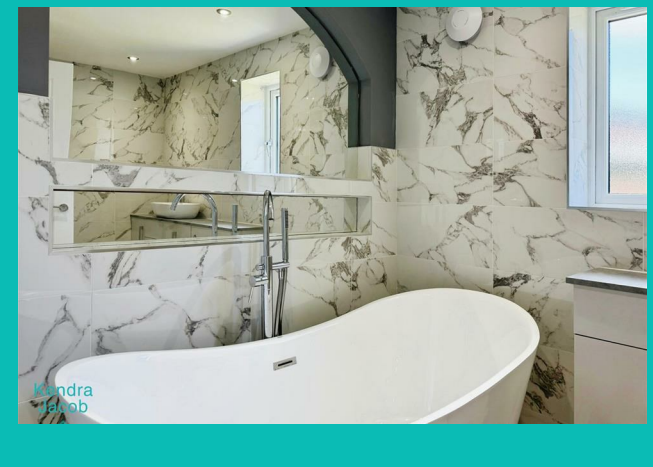
**Tenure** – Freehold



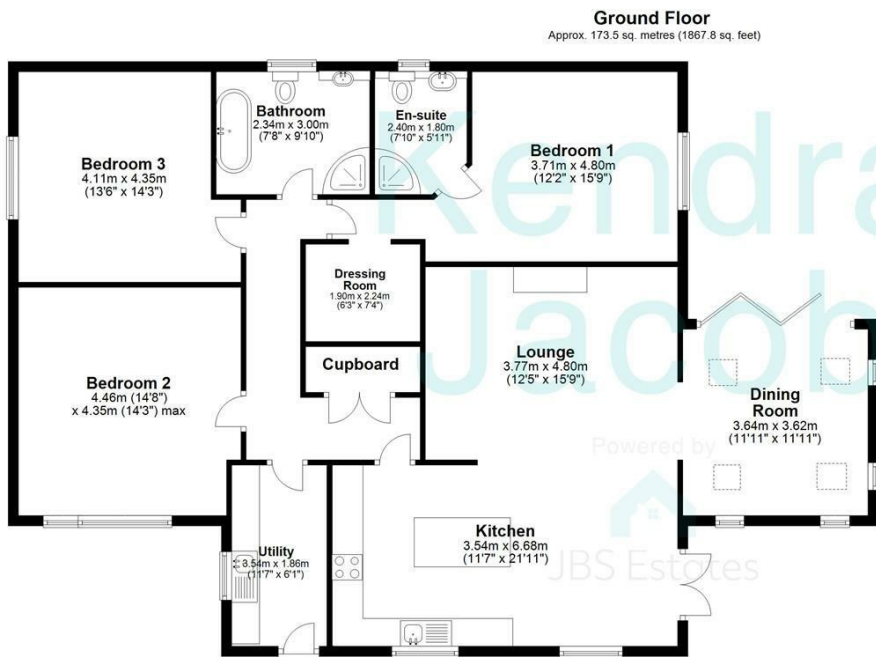
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Total area: approx. 173.5 sq. metres (1867.8 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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