



Kendra
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FIELD HOUSE RETFORD ROAD WORKSOP, S81 8HB

£625,000
FREEHOLD

*****GUIDE PRICE £625,000 - £650,000*****

A beautifully presented, extended five bedroom detached family home, located within one of Worksop's prime village locations of Blyth. The property boasts stunning living accommodation finished to a high standard throughout, offering generous yet versatile living accommodation. The accommodation briefly comprises of an entrance porch, hallway with a beautiful oak staircase rising to the first floor, sitting room with a multi fuel log burning fire, attractive living room with French doors opening out into the rear garden, dining room, high quality fitted breakfast kitchen with an assortment of built in appliances, breakfast bar and tiled flooring continuing through into the conservatory, utility room and a downstairs WC. The first floor sees five generous sized bedrooms, master with en-suite and a luxury four piece family bathroom suite. The second bedroom with an en-suite shower room and bedroom three with a Jack and Jill bathroom. Externally the property is approached by wrought iron electric gated entrance leading to a block paved driveway with parking for seven plus vehicles and gate access to the private beautifully maintained rear and side gardens with outdoor storage.

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FIELD HOUSE RETFORD ROAD

- *****GUIDE PRICE OF £625,000 - £650,000***** • BEAUTIFULLY PRESENTED & EXTENDED FIVE BEDROOM DETACHED FAMILY HOME • FINISHED TO THE HIGHEST OF STANDARD THROUGHOUT • SPACIOUS RECEPTION ROOMS PLUS CONSERVATORY • IMPRESSIVE OPEN PLAN BREAKFAST KITCHEN • UTILITY ROOM / DOWNSTAIRS WC • FIVE DOUBLE BEDROOMS & THREE BATHROOMS • EXTENSIVE BLOCK PAVED DRIVEWAY & DOUBLE INTEGRAL GARAGE • WELL MAINTAINED PRIVATE GARDENS WITH OUTSIDE STORAGE • MUCH SOUGHT AFTER VILLAGE LOCATION OF BLYTH



ENTRANCE PORCH

Having a front facing entrance door leading into the entrance porch, Karndean tile effect flooring, coving to the ceiling, central heating radiator and quality oak doors giving access into the entrance hallway.

ENTRANCE HALLWAY

Two storage/cloaks cupboards, coving to the ceiling, downlighting to the ceiling, central heating radiator, solid oak staircase leading to the first floor landing and oak floor covering continuing through into the living room, sitting room, dining room.

SITTING ROOM

An attractive sitting room, front facing UPVC double glazed window, coving to the ceiling, central heating radiator, wall lighting, power points, oak floor covering and the focal point of this room is a brick featured fireplace with a multi log burning fire.

LIVING ROOM

A spacious living room, rear facing UPVC double glazed windows and French doors opening out into the rear garden, coving to the ceiling, two central heating radiators, power points, TV point and oak wood floor covering.

DINING ROOM

A beautiful dining room, rear facing UPVC double glazed window, coving to the ceiling, central heating radiator, power points and oak floor covering

INNER HALLWAY

Tiled flooring with under floor heating, oak doors giving access to the integral garage, utility room and breakfast kitchen.

BREAKFAST KITCHEN

A quality solid oak kitchen having a range of wall and base units with complementary granite work surfaces incorporating a sink unit with mixer tap, fitted electric double oven, five ring gas hob with an electric extract fan set above, integrated dishwasher,

space for a freestanding American style fridge freezer, display unit, central island with breakfast bar, fitted units and granite works surfaces, partly tiled to the walls, downlighting to the ceiling, side facing UPVC double glazed window, power points and tiled flooring with under floor heating continuing through into the conservatory.

CONSERVATORY

Half dwarf wall, insulated and tiled roof, UPVC double glazed windows, rear facing UPVC double glazed French door opening out into the garden and power points.

UTILITY ROOM

Having a range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, space for freestanding appliances including a washing machine and tumble dryer, partly tiled to the walls, tiled flooring with under floor heating, downlighting to the ceiling, rear facing UPVC double glazed window, rear facing composite entrance door leading out into the rear garden and door giving access to the downstairs WC.

DOWNSTAIRS WC

Comprising in white of a low flush WC, pedestal hand wash basin, partly tiled to the walls, tiled flooring with under floor heating and a rear facing obscure UPVC double glazed window.

FIRST FLOOR LANDING

Having oak spindle balustrades, access hatch to the loft space with loft ladder, light and is partially boarded, coving to the ceiling, central heating radiator and oak doors giving access to five bedrooms and Jack and Jill bathroom.

MASTER BEDROOM

A beautiful spacious master bedroom, front facing UPVC double glazed window, coving into the ceiling, two central heating radiators, bespoke handmade fitted furniture to one wall, power points, TV point and an oak door giving access into the ensuite bathroom.

EN-SUITE BATHROOM

A luxury four piece suite in white comprising of a panel bath, walk-in shower unit with a main waterfall shower, wall hung modern hand wash basin, low flush WC, fully tiled to the walls, tiled flooring with underfloor heating, downlighting to the ceiling, towel radiator and a side facing obscure UPVC double glazed window

BEDROOM TWO

Having a rear facing UPVC double glazed window, coving into the ceiling, central heating radiator, bespoke handmade fitted wardrobes to one wall, power points and an oak door giving access into the ensuite shower room.

EN-SUITE SHOWER ROOM

A three piece suite in white comprising of a shower unit with a mains run shower, pedestal hand wash basin, low flush WC, fully tiled to the walls, tiled flooring with underfloor heating, downlighting to the ceiling and a rear facing obscure UPVC double glazed window.

BEDROOM THREE

Having a front facing UPVC double glazed window, coving to the ceiling, central heating radiator, storage cupboard, fitted triple wardrobes to one wall, power points and an oak door giving access into the Jack and Jill bathroom.

JACK & JILL BATHROOM

A modern three piece suite in white comprising of a panelled bath with an overhead electric shower and shower screen, pedestal hand wash basin, low flush WC, fully tiled to the walls, tiled flooring with under floor heating, towel radiator, downlighting to the ceiling, electric extractor fan, shaver point and a side facing UPVC double glazed window.

BEDROOM FOUR

A good size fourth bedroom, rear facing UPVC double glazed window, coving into the ceiling, central heating radiator and power points.

BEDROOM FIVE

A fifth double bedroom which is currently being used as an office, front facing UPVC double glazed window, coving to the ceiling, central heating radiator and power points.

OUTSIDE

This property is set on an extensive plot of land and is approached by wrought iron electric gates leading a block driveway with parking for several vehicles, lawn with raised well stocked borders and wooden gates leading to rear side of the property .

To the rear and side of the property is a larger than average well maintained private garden, lawns with well stocked borders, and low maintenance paths, three paved patio seating areas, featured pond with pagoda and wood balustrades and decking, vegetable garden, garden sheds, large storage unit, power, lighting and water taps.

DOUBLE GARAGE

Integral double garage with electric remote control roller door, power light and houses the recently fitted combination central heating boiler (warranty left remaining)

AGENTS NOTE

The property is fitted with an alarm system

FIELD HOUSE RETFORD ROAD





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ADDITIONAL INFORMATION

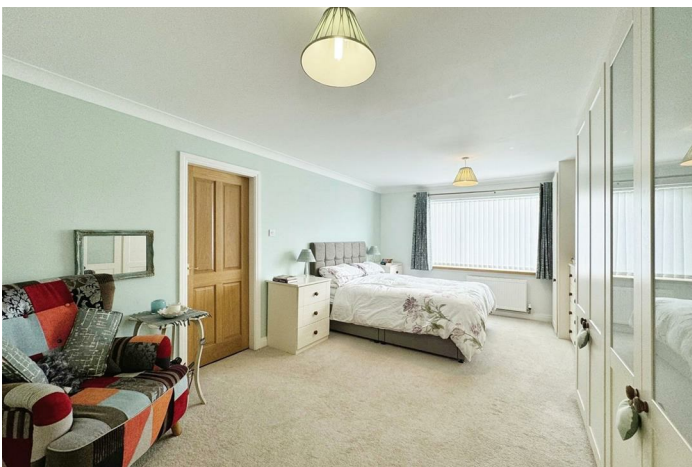
Local Authority – Bassetlaw

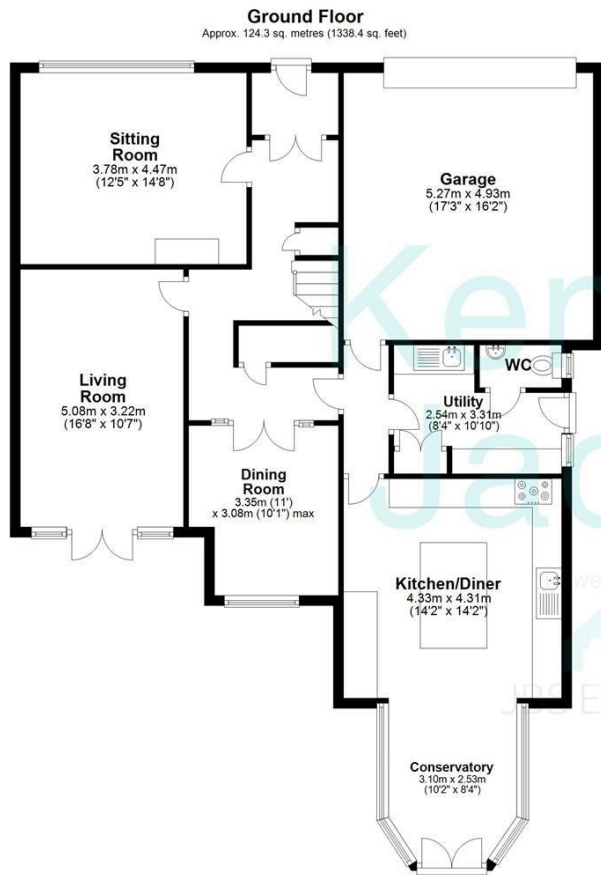
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2280.20 sq ft

Tenure – Freehold





Total area: approx. 211.8 sq. metres (2280.2 sq. feet)
Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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