



## 5 MERCHANTS FOLD RETFORD, DN22 7PT

**£450,000**  
**FREEHOLD**

**\*\*GUIDE PRICE £450,000 - £470,000 \*\***

Only by viewing this executive style four bedroom detached family home, can the standard of interiors be appreciated. The property is situated in a much sought after location of Hallcroft in Retford, close to local schools, amenities, Retford town centre, and superb transport links.

This beautifully presented property features a spacious entrance hallway leading to three reception rooms, a downstairs WC, an open-plan kitchen orangery, and a utility room with access to the integral garage. The modern kitchen is fitted with high-quality units, a central island, integrated appliances, and flows seamlessly into the bright orangery/dining area with bifold doors to the garden. Upstairs, there are four well-proportioned double bedrooms, two with ensuite shower rooms, along with a stylish family bathroom. The master bedroom boasts a luxurious ensuite with a walk-in waterfall shower. Externally, the property benefits from a low-maintenance front garden, a block-paved driveway for two vehicles, and a landscaped rear garden with patio seating areas, artificial grass, a pergola, and outdoor utilities.

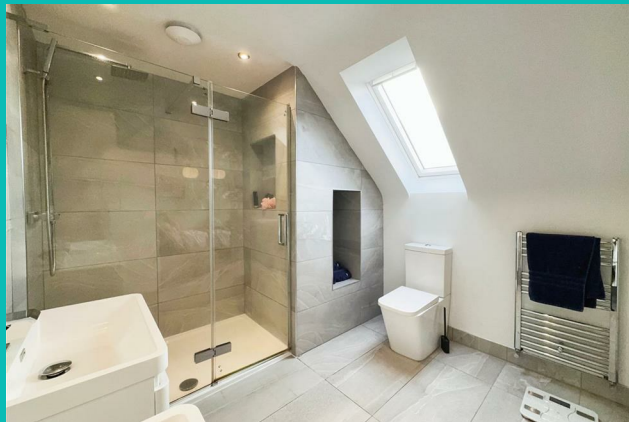
**Kendra  
Jacob**

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# 5 MERCHANTS FOLD

- Executive style, spacious for double bedroom detached family home.
- Situated in a very popular area of Retford close to superb transport links, schools, and amenities
- Spacious entrance hallway with access to three reception rooms, a WC, and an open-plan kitchen orangery.
- Modern kitchen with high-quality units, a central island, integrated appliances, and a breakfast bar.
- Bright orangery/dining area with bifold doors opening onto the rear garden.
- Utility room with additional storage, space for appliances, and access to the integral garage.
- Four generously sized double bedrooms, two featuring ensuite shower rooms.
- Luxurious master ensuite with a walk-in waterfall shower and twin vanity basins.
- Stylish family bathroom with a four-piece suite, including a walk-in shower and freestanding bath.
- Low-maintenance front and rear gardens, with patio seating areas, artificial grass, a pergola, and outdoor utilities.



## ENTRANCE HALLWAY

Featuring a front-facing composite entrance door leading into a spacious and welcoming hallway. The area benefits from two front-facing obscure UPVC double-glazed windows, a central heating radiator, a spindle staircase leading to the first-floor landing, ceiling downlighting, and high quality tile -effect floor covering. Doors provide access to three reception rooms, a downstairs WC, an open-plan kitchen orangery, and a large storage cupboard.

## OPEN PLAN KITCHEN/DINING/ORANGERY

The kitchen is fitted with a high-quality, modern range of wall and base units, a central island with storage, and a breakfast bar. It incorporates a sink unit with an instant boiler water tap and a floor-level induction hob with an extractor fan above. There are two fitted electric ovens, one of which includes a warming drawer, as well as an integrated fridge and freezer. The ceiling features downlighting, and a central heating radiator provides warmth. The high quality tile-effect flooring continues seamlessly into the orangery/dining room. The orangery/dining room is a bright and airy space with two side-facing bifold doors and a rear-facing bifold door, a skylight ceiling, ceiling downlighting, and a central heating radiator.

## UTILITY ROOM

Comprising a range of wall and base units with complementary work surfaces, incorporating a circular stainless steel sink unit with a mixer tap. There is space for a freestanding washing machine and tumble dryer, a

central heating radiator, high quality tile-effect floor covering, a rear-facing UPVC double-glazed window, a rear-facing composite entrance door, and a door providing access to the integral garage.

## LIVING ROOM

A well-appointed and stylish living room, featuring rear-facing bifold doors that open onto the patio seating area and a central heating radiator.

## PLAY ROOM

A second reception room, currently used as a playroom, with a front-facing UPVC double-glazed window, a central heating radiator, and a laminated wood floor covering.

## STUDY

An attractive study or sitting room with a front-facing UPVC double-glazed window and a central heating radiator.

## DOWNSTAIRS WC

A modern white suite comprising a low-flush WC, a vanity hand wash basin, a central heating radiator, a tile-effect floor covering, and a side-facing obscure UPVC double-glazed window.

## FIRST FLOOR LANDING

Featuring spindle balustrades, an access hatch to the loft space, a central heating radiator, and doors leading to four bedrooms and the family bathroom.

## MASTER BEDROOM

A stunning master bedroom with two front-facing UPVC double-glazed windows, a central heating radiator, and a door leading to the ensuite shower room.

### EN-SUITE SHOWER ROOM

A luxurious ensuite comprising a double walk-in shower with a mains-powered waterfall shower, twin wall-hung vanity hand wash basins, a low-flush WC, Porcelanosa tiling to the walls and floor, a chrome towel radiator, ceiling downlighting, an electric extractor fan, and a front-facing Velux UPVC double-glazed window.

### BEDROOM TWO

A generously sized second double bedroom featuring a rear-facing UPVC double-glazed window, a central heating radiator, fitted double wardrobes along one wall, and a door leading to the second ensuite shower room.

### BEDROOM TWO EN SUITE SHOWER ROOM

A luxurious ensuite comprising a double walk-in shower unit with a mains-powered waterfall shower, a wall-hung vanity hand wash basin, a low-flush WC, Porcelanosa tiling to the walls and floor, ceiling downlighting, an electric extractor fan, and a rear-facing Velux UPVC double-glazed window.

### BEDROOM THREE

A well-proportioned third double bedroom with a rear-facing UPVC double-glazed window,

### BEDROOM FOUR

A fourth double bedroom with a front-facing UPVC double-glazed window and a central heating radiator.

### FAMILY BATHROOM

A four-piece suite in white, comprising a panelled bath, a walk-in shower unit with a mains-powered waterfall

shower, a wall-hung vanity hand wash basin, a low-flush WC, Porcelanosa tiling to the walls and floor, ceiling downlighting, an electric extractor fan, a chrome towel radiator, and a side-facing obscure UPVC double-glazed window.

### OUTSIDE

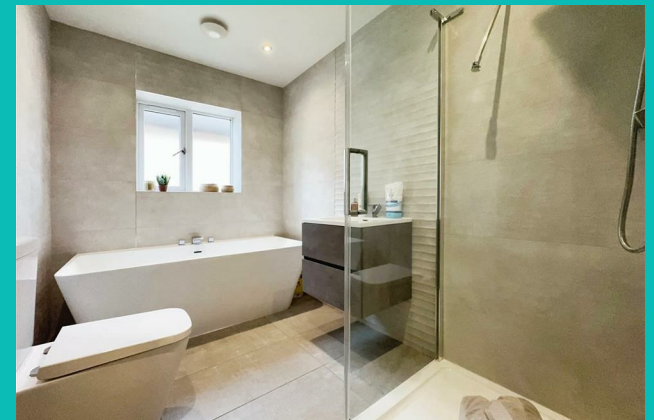
To the front of the property, there is a low-maintenance open-plan garden with artificial grass, a block-paved driveway providing parking for two vehicles, and access to the integral garage. A gated side entrance leads to the rear garden.

The rear garden is well-maintained and designed for low maintenance, featuring two paved patio seating areas—one with a pergola—artificial grass, built in trampoline, outside lighting, power, and a water supply.

### GARAGE

An integral garage housing the wall mounted central heating boiler, electric roller door, power and light.

## 5 MERCHANTS FOLD









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### ADDITIONAL INFORMATION

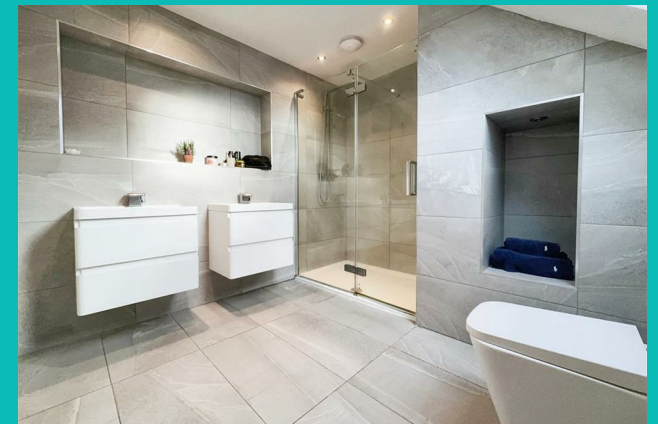
**Local Authority** – Bassetlaw

**Council Tax** – Band F

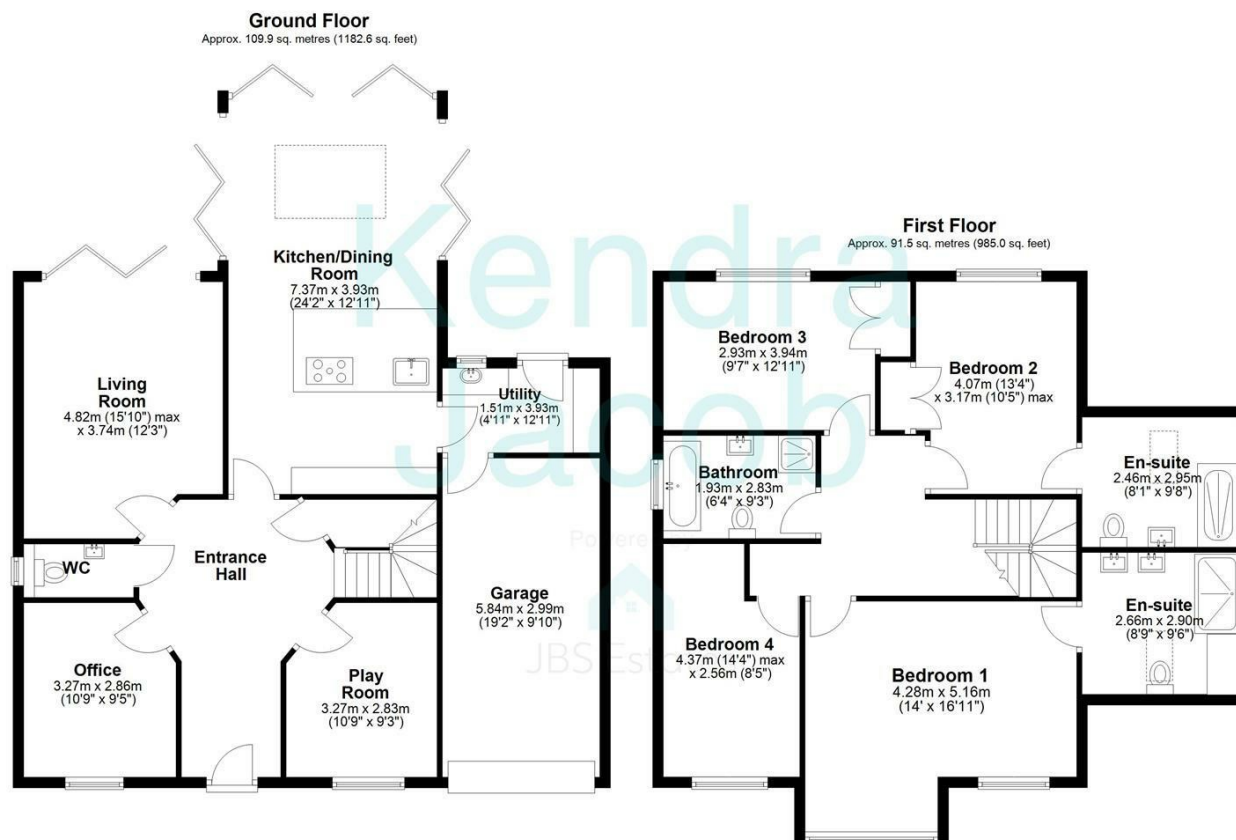
**Viewings** – By Appointment Only

**Floor Area** – 2167.70 sq ft

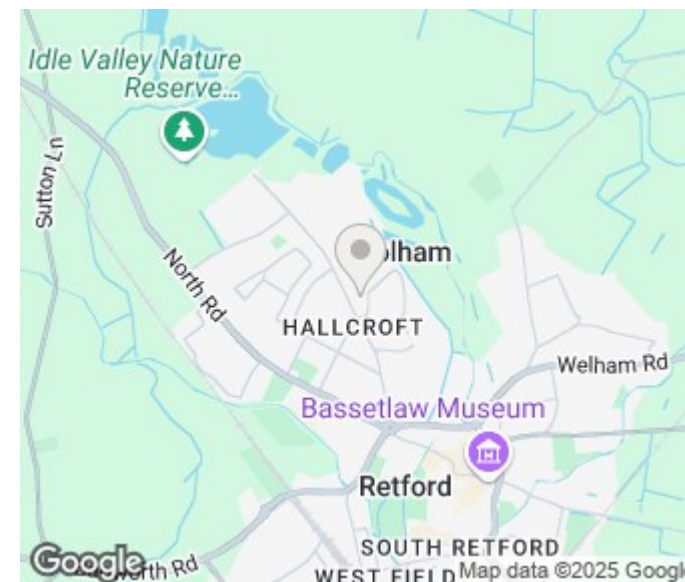
**Tenure** – Freehold







Total area: approx. 201.4 sq. metres (2167.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

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