



3 FARRIER WAY RETFORD, DN22 6UP

£370,000
FREEHOLD

**** GUIDE PRICE £370,000 - £380,000 ****

Presented to show home standard, this exceptional four-bedroom detached property is located in a highly sought-after residential area, conveniently positioned close to local supermarkets, popular pubs, reputable schools, and a range of other everyday amenities. The property welcomes you with a bright and inviting entrance hall, leading into a beautifully appointed living room featuring a stylish fitted media wall, creating a perfect space for relaxing and entertaining.

At the heart of the home is a spacious open-plan kitchen and dining area, thoughtfully designed for family living and perfect for entertaining. High-quality units, integrated appliances, and a central island enhance both practicality and style. Adjacent to the kitchen is a utility room offering additional storage and laundry space, along with a convenient downstairs WC. Upstairs, the property

**Kendra
Jacob**

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3 FARRIER WAY

- GUIDE PRICE £370,000-£380,000 • Luxury Detached • Four double bedrooms • Open plan kitchen and dining room • Beautiful Media wall fitted into the living room • En-Suite to the master bedroom • Downstairs WC • Garage • Stunningly presented throughout • Double Driveway



ENTRANCE HALL

With a front facing composite door, central heating radiator, power points, understairs storage cupboard and stairs leading to the first floor accommodation.

LIVING ROOM

A generous size living room with a front facing double glazed window, power points, central heating radiator. The main focal point of the room is a beautifully designed Media wall with electric modern fire and LED lighting adding warm ambiance.

OPEN PLAN KITCHEN/DINER/SNUG

This sleek, contemporary kitchen is designed for both style and functionality. It features a comprehensive range of wall and base units, offering ample storage space, paired with durable work surfaces. The kitchen includes a high-quality stainless steel sink and drainer, seamlessly integrated into the design. Enjoy the convenience of top-tier integrated appliances, including; A four-ring gas hob, electric oven and grill, stainless steel cooker hood, dishwasher, Fridge and freezer. A spacious center island adds an extra touch of luxury and utility, while strategically placed power points ensure your gadgets are always ready for use. The ceramic tiled flooring brings a modern, easy-to-maintain finish to the space. Natural light pours into the kitchen through side and rear-facing double-glazed windows, while the rear-facing French doors open directly onto the garden, creating an effortless transition between indoor and outdoor living.

UTILITY ROOM

With a range of wall and base units, work surface incorporating a stainless steel sink and drainer, plumbing for a washing machine, ceramic floor tiling and a rear facing Upvc door opening onto the garden.

DOWNSTAIRS WC

Comprising of a low flush w/c, pedestal sink and a rear facing double glazed obscure window.

FIRST FLOOR-LANDING

A generous size landing with a front facing double glazed window, central heating radiator, power points and loft access.

BEDROOM ONE

A bright and spacious room featuring a front-facing double-glazed window that fills the space with natural light. The room is equipped with power points, a central heating radiator for year-round comfort, and benefits from a dedicated dressing area with fitted wardrobes offering ample storage. This elegant bedroom also boasts direct access to a stylish and modern en-suite, providing a private and luxurious retreat.

EN SUITE

BEDROOM TWO

With a rear facing double glazed window, fitted wardrobe to one side of the room, power points and a central heating radiator.

BEDROOM THREE

With a rear facing double glazed window, power points, central heating radiator.

BEDROOM FOUR

With a front facing double glazed window, power points and a central heating radiator.

FAMILY BATHROOM

A tiled three piece suite comprising of a panelled bath, pedestal sink, low flush w/c, chrome towel radiator, shaver point and a rear facing double glazed obscure window.

EXTERNAL

To the front of the property is a block paved driveway, access to the garage and side gated access leading to the rear. Further to the rear is an extensive garden with mainly laid to lawn garden and paved patio with fencing surround and an outside tap.

GARAGE

With up and over door, power points, wall mounted boiler and charging point.

3 FARRIER WAY





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ADDITIONAL INFORMATION

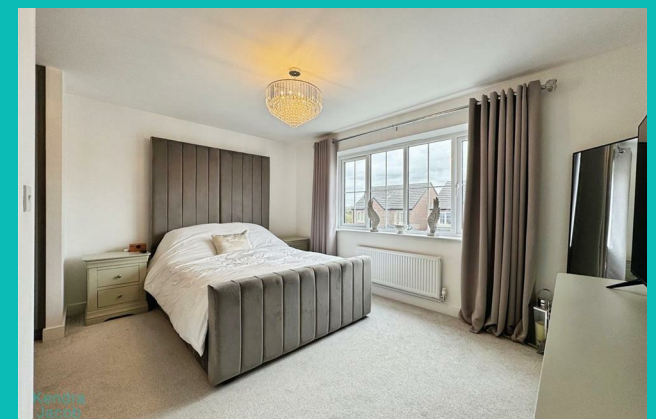
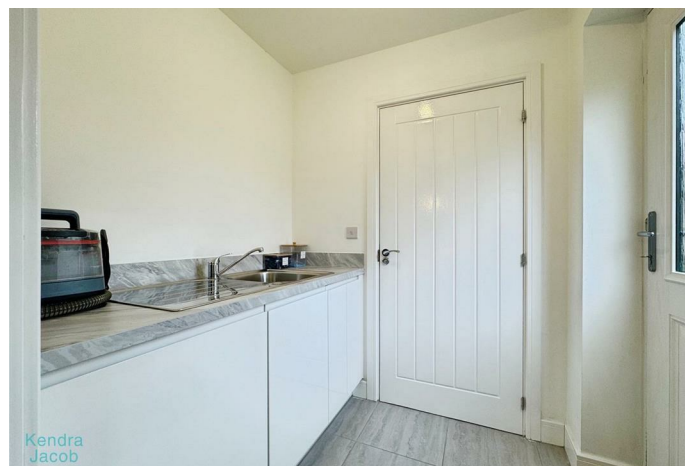
Local Authority – Bassetlaw

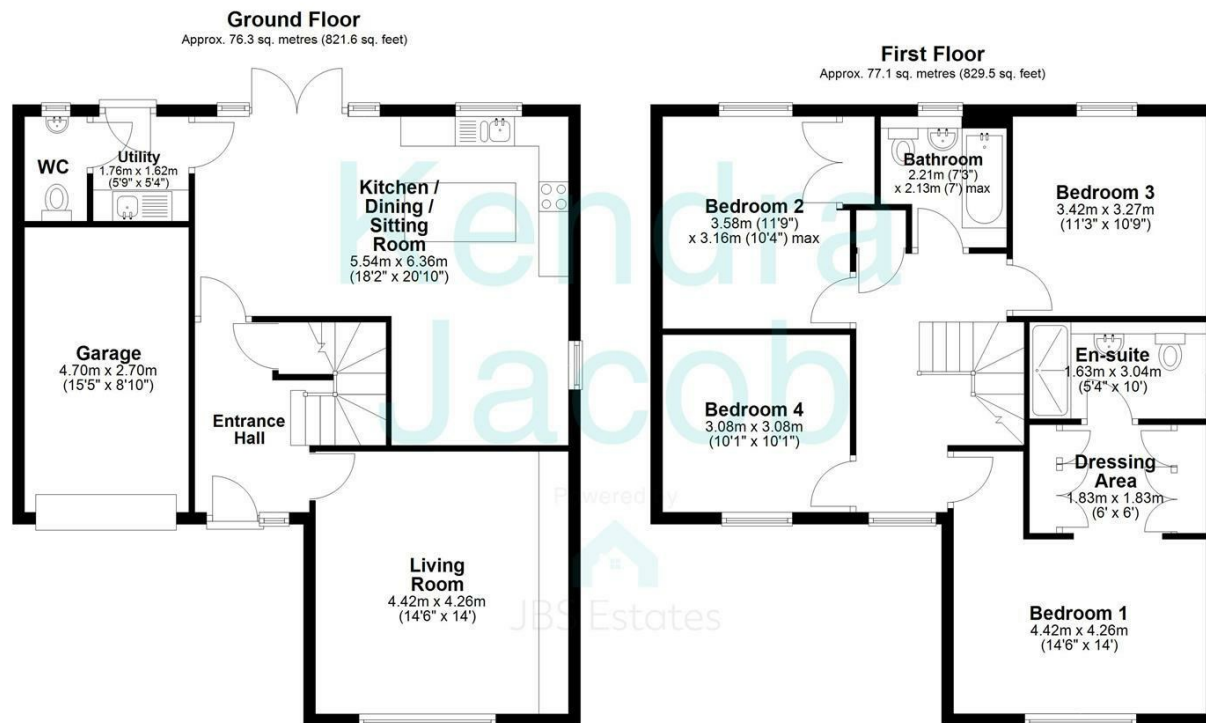
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1651.10 sq ft

Tenure – Freehold

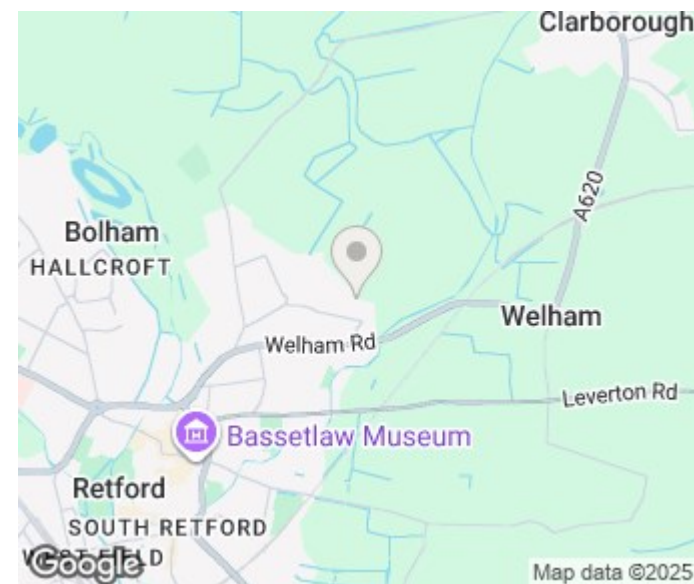




Total area: approx. 153.4 sq. metres (1651.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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

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