



York Dene, York Street, East
Markham, NG22 0QW



3



2



4

£575,000

 3  2  4

York Dene is a modern, very well-presented bungalow located in the popular village of East Markham. Offering almost 2000 square feet of accommodation, the bungalow features four reception rooms, three bedrooms (two of which benefit from en-suite facilities), a breakfast kitchen & utility room, as well as a contemporary bathroom with four piece suite. Sitting within grounds measuring in excess of 1/2 an acre, the property also features a substantial lawned garden to the rear with views over neighbouring farmland.





RECEPTION HALL

3.97m x 3.7m (13ft x 12.1ft)

Upvc double-glazed front entrance door with matching sidelights, timber effect floor covering, double panel radiator, wall mounted thermostat for the central heating.

DINING ROOM

3.94m x 2.89m (12.9ft x 9.5ft)

Upvc double glazed window to rear aspect, double panel radiator, television point, double doors leading into:



LOUNGE

6.84m x 3.62m (22.4ft x 11.9ft)

An excellent-sized triple-aspect reception room with windows to rear, left and front aspects, a contemporary fireplace with log effect electric fire within, two double panel radiators, coving to ceiling, television point, uPVC double glazed door to left aspect leading to:

GARDEN ROOM

4.85m x 3.39m (15.9ft x 11.1ft)

Upvc double glazed windows to front, left and rear aspects as well as matching French doors to rear aspect. Tiled floor covering, ceiling-mounted downlights.

BREAKFAST KITCHEN

6.53m x 3.92m (21.4ft x 12.9ft)

Fitted with a range of Shaker-style base and wall units consisting of cupboards and drawers underneath solid wood butchers block work surfaces, with matching island unit. Fitted appliances include an 'AEG' fan-assisted oven. 'AEG' microwave combination oven, 'CDA' upright fridge-freezer, and an 'AEG' four-ring electric hob

with brushed stainless steel extractor hood above. There is also a ceramic single bowl sink and drainer, uPVC double glazed window to rear aspect and matching bi-folding door to left aspect, double panel radiator, television point, stone effect tiled floor covering, chrome ladder style towel radiator.

UTILITY ROOM

3.23m x 1.56m (10.6ft x 5.1ft)

Fitted with a further range of base, wall and tall units to match the kitchen, with stone effect work surfaces and matching upstand. 'Zanussi' washing machine, 'CDA' tumble dryer, wine racking, stone effect tiled floor covering continuing from the kitchen, uPVC double glazed obscure door to rear aspect.

SITTING ROOM

4.81m x 3.65m (15.8ft x 12ft)

Upvc double glazed window to front aspect and matching door to left aspect leading out to driveway.

BEDROOM ONE

5.65m x 3.56m (18.5ft x 11.7ft)

Upvc double glazed window to rear aspect, double panel radiator, fitted wardrobe units, high-level television point.

EN-SUITE

2.18m x 1.67m (7.2ft x 5.5ft)

A contemporary shower room fitted with a three-piece suite consisting of a walk-in shower enclosure with mains fed shower within, low-level flush w.c. and a wash hand basin. Chrome ladder-style towel radiator, uPVC double glazed obscure window to right aspect, ceiling mounted downlights.



NEWTON FALLOWELL



**NEWTON
FALLOWELL**



BEDROOM TWO

4.48m x 3.48m (14.7ft x 11.4ft)

Upvc double glazed window to left aspect, double panel radiator, range of fitted wardrobe units.

EN-SUITE W.C.

1.98m x 0.99m (6.5ft x 3.2ft)

Corner-mounted wash hand basin and low-level dual flush w.c., stone effect tiled floor covering and matching tiled walls to half height, double glazed obscure door to right aspect.

BEDROOM THREE

2.89m x 2.76m (9.5ft x 9.1ft)

Upvc double glazed window to front aspect, double panel radiator, telephone point.

BATHROOM

3.52m x 2.75m (11.5ft x 9ft)

This modern bath is fitted with a four-piece suite consisting of a walk-in shower enclosure with mains fed shower within, a freestanding slipper bath, 'Roper Rhodes' wash hand basin with toiletry storage below and a low-level dual flush w.c. with concealed cistern. Work surface area with tall cupboards, timber effect tiled floor covering, stone effect tiled walls, ceiling mounted LED downlights, cupboard housing hot water cylinder tank, uPVC double glazed obscure window to right aspect, ladder-style towel radiator.

BOILER ROOM

4.81m x 0.8m (15.8ft x 2.6ft)

Oil-fired central heating boiler.

GARDENS & GROUNDS

The bungalow can be accessed off York Street through a pair of electric gates, which lead onto a gravel driveway. The lawned garden begins at the front left corner of the plot, extending all the way



to the rear section of the garden overlooking fields and farmland. The gardens feature two separate patio areas providing ample entertaining space, as well as some timber sheds in the rear right of the plot.

SOLAR PANELS

The property has solar panels which are currently leased through Rainmajker. They provide supplementary electricity to the property and a 20 year agreement is in place.

TENURE

Freehold

COUNCIL TAX

Band E

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be





NEWTON FALLOWELL



NEWTON FALLOWELL



NEWTON FALLOWELL



NEWTON FALLOWELL

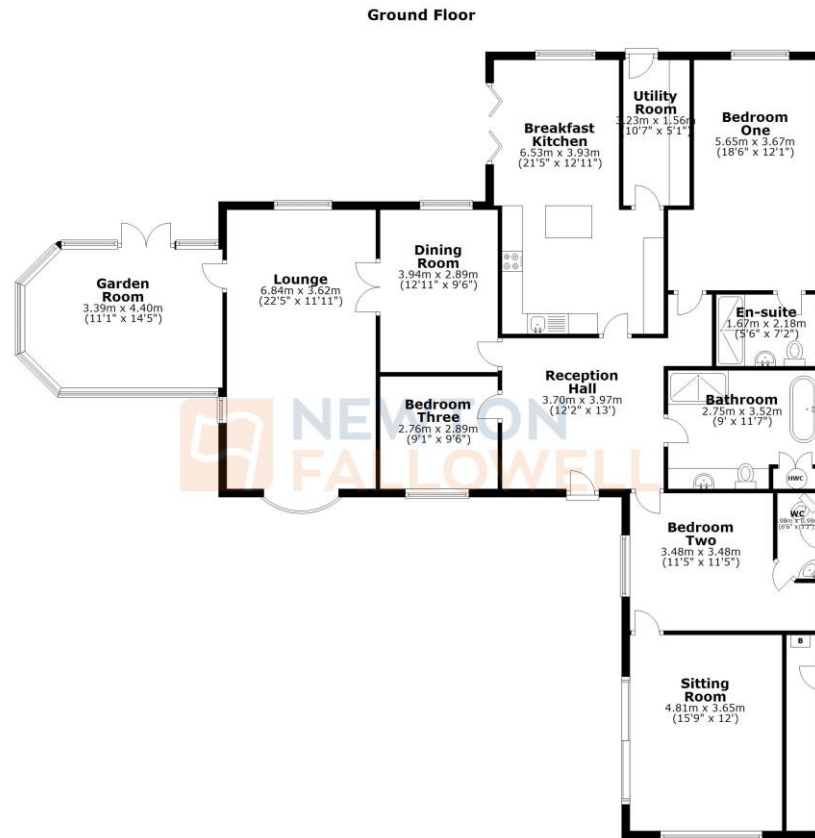


NEWTON FALLOWELL

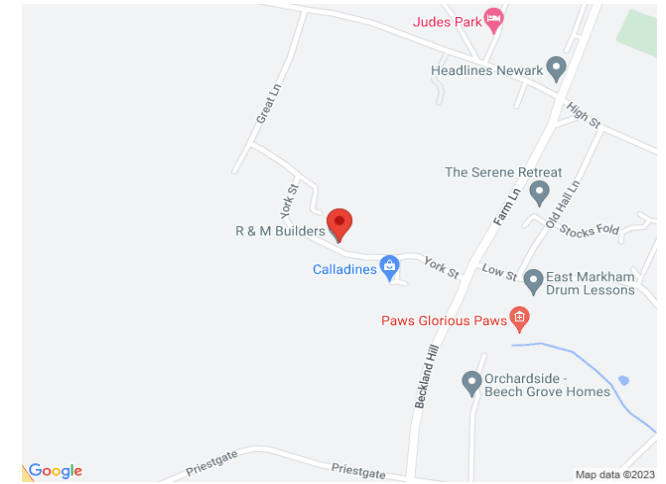


NEWTON FALLOWELL

Floorplan



Total area: approx. 180.0 sq. metres (1937.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	



Newton Fallowell Retford (Sales)

01777 713910

retford@newtonfallowell.co.uk