



Ryton, Church Lane, Clarbrough,
DN22 9NQ



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£350,000

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Ryton is a great example of a period bungalow, sitting within extensive grounds measuring approximately 1/3rd acre. The bungalow offers more than 1300 square feet of family living accommodation including four bedrooms, a sitting room and conservatory, a substantial dining kitchen, as well as a utility room, wet room and bathroom. The grounds feature extensive lawns to front and rear, with views over farmland to the rear, and off road parking facilitated by a driveway and detached garage.





RECEPTION HALL

Double glazed front entrance doors, matching window to front aspect, panel radiator, doors leading to the majority of the accommodation, hatch accessing roof space, wall mounted thermostat control for central heating.

SITTING ROOM

3.99m x 3.92m (13'1" x 12'11")

UPVC double-glazed window to left aspect, panel radiator, television and internet points, double-glazed sliding patio door leading to conservatory.

CONSERVATORY

4.12m x 3.88m (13'6" x 12'8")

UPVC double-glazed windows to rear and right aspects as well as matching French doors leading out to patio area. Timber effect laminate floor covering with electric underfloor heating, polycarbonate hip roof above.

DINING KITCHEN

4.55m x 4.52m (14'11" x 14'10")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces. Appliances include a four-ring gas hob and a 'Ram' double electric oven. There is also space and plumbing for a dishwasher, a double bowl sink with drainer, UPVC double glazed window to rear aspect, double panel radiator, range of ceiling mounted downlights.

UTILITY ROOM

2.85m x 2.17m (9'5" x 7'1")

Space and plumbing for washing machine and space and supply for several appliances, base unit with single bowl sink and drainer, double glazed door to right aspect leading out to driveway, wall mounted electric consumer unit, double panel radiator, wall mounted 'Potterton' gas fired central heating boiler.



WET ROOM

2.87m x 1.10m (9'5" x 3'7")

Wall-mounted shower, pedestal wash hand basin, low-level dual flush w.c., double glazed obscure window to right aspect, ladder style towel radiator.

BEDROOM ONE

3.98m x 3.94m (13'1" x 12'11")

UPVC double-glazed splayed bay window to front aspect, three double panel radiators, coving to ceiling.

BEDROOM TWO

3.60m x 3.00m (11'10" x 9'10")

Double glazed window to left aspect, panel radiator.

BEDROOM THREE

3.02m x 2.99m (9'11" x 9'10")

Double glazed window to left aspect, panel radiator.

BEDROOM FOUR

3.09m x 2.92m (10'1" x 9'7")

Double glazed windows to front and right aspects, double panel radiator, coving to ceiling.

BATHROOM

2.32m x 1.81m (7'7" x 5'11")

Fitted with a three-piece suite consisting of a corner bath, low-level flush w.c., pedestal wash hand basin. The bathroom also has a vinyl floor covering, panel radiator, tiled walls to half height window to rear aspect, extractor fan, double doored cupboard housing hot water cylinder tank.

GARAGE

7.22m x 3.12m (23'8" x 10'2")

Power and light within, steel up-and-over door to front aspect.

GARDENS & GROUNDS

The property can be accessed from Church Lane through a pair of wrought iron gates, leading onto a substantial driveway running along the right aspect of the property to the single garage. The remainder of the front garden is laid to lawn and enclosed behind fencing and brick walls. The garden to the rear features a patio area immediately to the rear of the property, as well as open views to the west over adjoining farmland.

TENURE

Freehold

COUNCIL TAX

Band D

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 interpreted as a scaled drawing.





NEWTON FALLOWELL



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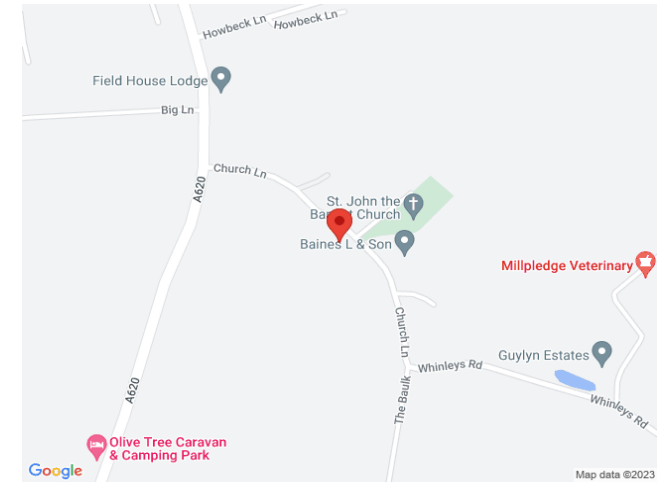


NEWTON FALLOWELL

Floorplan



Total area: approx. 125.1 sq. metres (1346.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(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	
<small>WWW.EPC4U.COM</small>			



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