



2 West Croft Close, Rampton,
DN22 0DP



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£625,000

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This is a stunning family home situated on a private development of four properties in the rural village of Rampton. Built in 2014, the property features ample space inside and out - with three en-suites, three reception rooms, a farmhouse-style kitchen, utility room and downstairs w.c., as well as five double bedrooms and a house bathroom. The property sits within a 1/3rd acre plot, with lawned gardens to the side and rear, as well as a double garage and driveway to the front.





RECEPTION HALL

6.70m x 2.30m (22'0" x 7'6")

Composite double-glazed front entrance door, timber flooring, staircase leading to the first floor with under-stair storage cupboard, doors leading to the majority of the ground floor accommodation, underfloor heating with thermostat.

SITTING ROOM

5.60m x 5.10m (18'5" x 16'8")

Double glazed windows to front and left aspects, doors to left aspect, timber flooring, underfloor heating with thermostat.



DINING ROOM

5.30m x 4.10m (17'5" x 13'6")

Double glazed window to left aspect and matching French doors to the rear aspect, timber flooring, coving to ceiling, underfloor heating with thermostat.

KITCHEN

5.60m x 5.30m (18'5" x 17'5")

Fitted with a range of farmhouse-style units consisting of cupboards and drawers underneath solid timber work surfaces. Appliances include a 'Rangemaster' electric range cooker, 'Bosch' dishwasher, full height fridge and freezer, central island unit with matching work surface, wine racking and plate racking, double glazed windows to rear and right aspects with an obscure glazed door to the right aspect. Tiled flooring with underfloor heating, ceiling-mounted downlights, ceramic one-and-a-quarter sink and drainer, wall-mounted electric consumer unit.



LIVING ROOM

5.60m x 5.10m (18'5" x 16'8")

Double-glazed windows to front and right aspects, brick fireplace with cast-iron wood burning stove within, timber flooring, underfloor heating with thermostat, ceiling mounted downlights.

UTILITY ROOM

2.70m x 2.10m (8'11" x 6'11")

Double glazed door to rear aspect, floor, wall-mounted 'Grant' oil-fired central heating boiler, underfloor heating with thermostat.

CLOAKROOM

2.00m x 1.30m (6'7" x 4'4")

Low-level dual flush WC, wall-mounted wash hand basin, tiled floor covering, tiled walls to half height, ceiling-mounted extractor fan.

1ST FLOOR-LANDING

6.70m x 2.30m (22'0" x 7'6")

Double glazed window to front aspect, double panel radiator, doors leading to all first-floor accommodation, hatch accessing roofspace.

BEDROOM ONE

5.60m x 5.40m (18'5" x 17'8")

Double glazed windows to rear aspect, two double panel radiators, range of fitted wardrobe units.

EN-SUITE

2.60m x 1.90m (8'6" x 6'2")

Walk-in shower enclosure with mains fed shower, wall mounted wash hand basin, low level dual flush w.c., double glazed obscure window to right aspect, tiled flooring with complementary tiled walls, wall mounted extractor fan.

BEDROOM TWO

5.30m x 4.10m (17'5" x 13'6")

Double-glazed windows to rear and left aspects, double panel radiator, coving to ceiling.



NEWTON
FALL
OWELL

EN-SUITE

2.00m x 1.70m (6'7" x 5'7")

Quadrant shower enclosure with mains fed shower within, pedestal wash hand basin, low-level dual flush WC, double glazed obscure window to rear aspect, double panel radiator, tiled flooring, complementary tiled wall to right aspect.

BEDROOM THREE

5.10m x 3.60m (16'8" x 11'10")

Double glazed windows to front aspect, double panel radiator, coving to ceiling.

EN-SUITE

2.40m x 1.90m (7'11" x 6'2")

Low-level dual flush WC, pedestal wash hand basin, shower enclosure with mains fed shower within, tiled flooring, complementary tiled walls, cupboard housing hot water storage tank.

BEDROOM FOUR

5.10m x 2.70m (16'8" x 8'11")

Double glazed windows to front and left aspects, double panel radiator, wall mounted electric heater, coving to ceiling.

BEDROOM FIVE

5.10m x 2.70m (16'8" x 8'11")

Double glazed window to left aspect, double panel radiator, coving to ceiling.

BATHROOM

2.40m x 1.90m (7'11" x 6'2")

Dual entry panel bath, pedestal wash hand basin low-level dual flush WC, tiled flooring with complimentary tiled walls, ladder style towel radiator, ceiling mounted downlights.



NEWTON



NEWTON

GARDENS & GROUNDS

The property can be accessed through a pair of timber gates which lead onto a paved driveway, providing parking for several vehicles. This driveway leads to the double garage and the front entrance door. The main lawned gardens are located to the left and rear aspects, and enclosed behind hedging to all aspects. There is a substantial patio area immediately to the rear and side of the property as well as a variety of trees, plants and shrubs.

DOUBLE GARAGE

Power and light, electrically operated up-and-over doors to front aspect.

TENURE

Freehold

COUNCIL TAX

Band F

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.

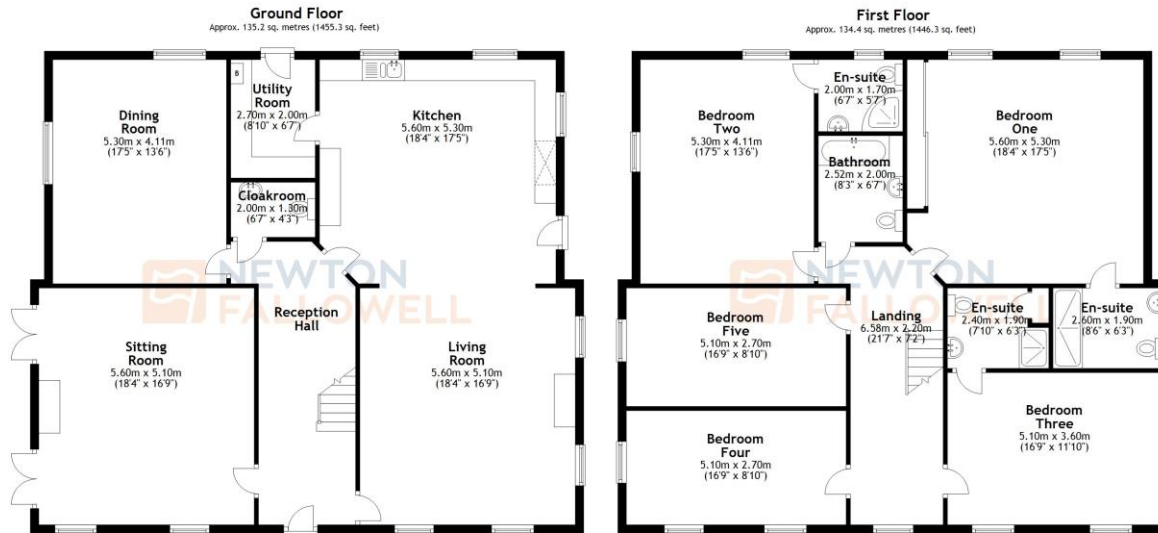
DISCLAIMER

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.





Floorplan



Total area: approx. 269.6 sq. metres (2901.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B	84	
(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	

WWW.EPC4U.COM



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