



The Ivy, 4 Beckland Hill,
East Markham, NG22 0QP



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£650,000

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The Ivy is a stunning home offering almost 3700 square feet of family-living accommodation in the favoured village of East Markham. Set over three storeys, the property boasts a range of contemporary features including a living kitchen with quartz work surfaces, underfloor heating throughout the ground and first floors, and a luxury main bedroom with a dressing room and en-suite bathroom. The property also features two further reception rooms, two modern bathrooms, ample off-road parking and a rear garden with entertaining areas.





RECEPTION HALL

5.57m x 3.03m (18'4" x 9'11")

Solid oak front entrance door with double glazed side lights, staircase leading to 1st floor with built-in under-stair storage, timber effect flooring, wall-mounted zonal thermostat for underfloor heating, ceiling mounted LED downlights.

SITTING ROOM

5.59m x 4.01m (18'4" x 13'2")

Double glazed rectangular bay window to front aspect, wall-mounted thermostat for the underfloor heating, fireplace with cast-iron woodburning stove and natural stone hearth.

PLAY ROOM

4.00m x 3.33m (13'1" x 10'11")

Double-glazed rectangular bay window to front aspect, wall-mounted thermostat for the underfloor heating, BT point.



LIVING KITCHEN

11.24m x 7.71m (36'11" x 25'4")

Fitted with a range of base and tall units consisting of cupboards and drawers underneath solid quartz work surfaces with matching upstands. Fitted appliances include a 'Bosch' five-zone induction hob with 'Bosch' angled extractor hood, 'Bosch' electric double fan-assisted oven, 'Zanussi' full-height fridge and freezer, 'AEG' dishwasher and 'CDA' wine cooler. The kitchen also has an under-mounted sink, wall-mounted zonal thermostat for underfloor heating, three double-glazed windows to rear aspect, timber effect flooring with underfloor heating and a further solid oak work surface area forming a breakfast bar. The living and dining areas feature two sets of double-glazed bi-folding doors with integrated blinds and four double-glazed electrically operated 'Velux' roof lights with rain sensors.

UTILITY ROOM

2.96m x 2.16m (9'8" x 7'1")

Timber effect floor covering, range of base units with space and plumbing for washing machine, single bowl sink and drainer, pantry cupboard with shelving within, manifold for underfloor central heating.

W.C.

2.12m x 0.94m (7'0" x 3'1")

Low-level flush WC, wash hand basin with toiletry storage below, tiled walls to half height, timber effect flooring, ceiling mounted LED downlights.



TANDEM GARAGE

9.87m x 3.74m (32'5" x 12'4")

Power and light within, roller shutter door to front aspect, wall mounted electric consumer unit, hot water storage tank and wall mounted 'Worcester' LPG boiler, double glazed window to rear aspect and matching door to rear garden.

1ST FLOOR-LANDING

6.70m x 3.03m (22'0" x 9'11")

Double glazed window to front aspect, two double glazed 'Velux' rooflights, staircase leading to 2nd floor.

BEDROOM ONE

5.60m x 4.00m (18'5" x 13'1")

Double glazed window to front aspect, high-level television point, wall-mounted thermostat for the underfloor heating, two double-door wardrobe units.

DRESSING ROOM

3.77m x 3.69m (12'5" x 12'1")

Double-glazed obscure dormer-style window to front aspect.

EN-SUITE

3.42m x 2.59m (11'2" x 8'6")

Freestanding bath with mixer tap and handheld shower attachment, walk-in shower enclosure with mains fed deluge shower, wall-hung dual flush WC, twin wash hand basins with toiletry storage below, two double glazed roof lights to rear aspect, fully tiled walls with complementary tiled flooring, ceiling mounted extractor fan.

BEDROOM TWO

4.01m x 3.83m (13'2" x 12'7")

Double-glazed window to front aspect, wall-mounted thermostat for underfloor heating.

WALK-IN WARDROBE

1.67m x 1.53m (5'6" x 5'0")

Open wardrobe units with hanging rails and shelving

EN-SUITE

2.37m x 1.70m (7'10" x 5'7")

Double glazed obscure window to left aspect, shower enclosure with mains fed shower within, low-level dual flush WC, wash hand basin with toiletry storage below, tiled floor covering, wall-mounted extractor fan.



NEWTON
FALLOWELL



NEWTON
FALLOWELL

BEDROOM THREE

4.12m x 4.00m (13'6" x 13'1")

Two double-glazed windows to rear aspect, high-level television point, wall-mounted thermostat for underfloor heating.

BEDROOM FOUR

4.10m x 3.94m (13'6" x 12'11")

Two double-glazed windows to rear aspect, wall-mounted thermostat for the underfloor heating.

BATHROOM

3.03m x 3.03m (9'11" x 9'11")

Freestanding bath with side-fill mixer tap, fully tiled walk-in shower enclosure with mains fed shower within, low-level flush WC with concealed cistern, wash hand basin with toiletry storage below, double glazed obscure window to rear aspect, ladder style towel radiator, tiled walls to half-height with complementary tiled floor covering.

2ND FLOOR-LANDING

5.86m x 3.06m (19'2" x 10'0")

Doors leading to bedrooms five, six and bathroom, hatch accessing roof space.

BEDROOM FIVE

6.51m x 4.05m (21'5" x 13'4")

Double glazed windows to rear aspect (one being a balcony style window), double panel radiator, wall mounted air-conditioning unit, eaves storage cupboard.

BEDROOM SIX

6.46m x 4.01m (21'2" x 13'2")

Two double-glazed balcony-style windows, double panel radiator, eaves storage cupboard.

BATHROOM

2.97m x 2.14m (9'8" x 7'0")

Panel bath with handheld shower attachment, low-level flush w.c., pedestal wash hand basin, 'Velux' double glazed roof light to rear aspect.

GARDENS & GROUNDS

The property can be accessed through an electrically operated gate, which leads onto a paved driveway providing ample off road parking. A further gate to the right aspect leads to a pathway accessing the rear garden; this lawned garden features a patio area immediately to the rear of the property, and a covered entertaining area.

TENURE

Freehold



NEWTON



NEWTON

COUNCIL TAX

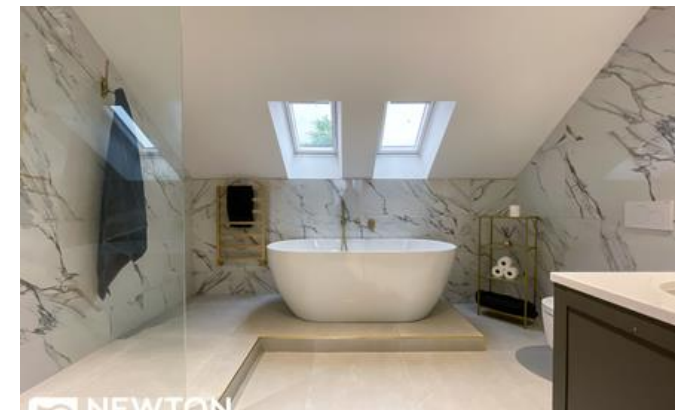
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SERVICES

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.

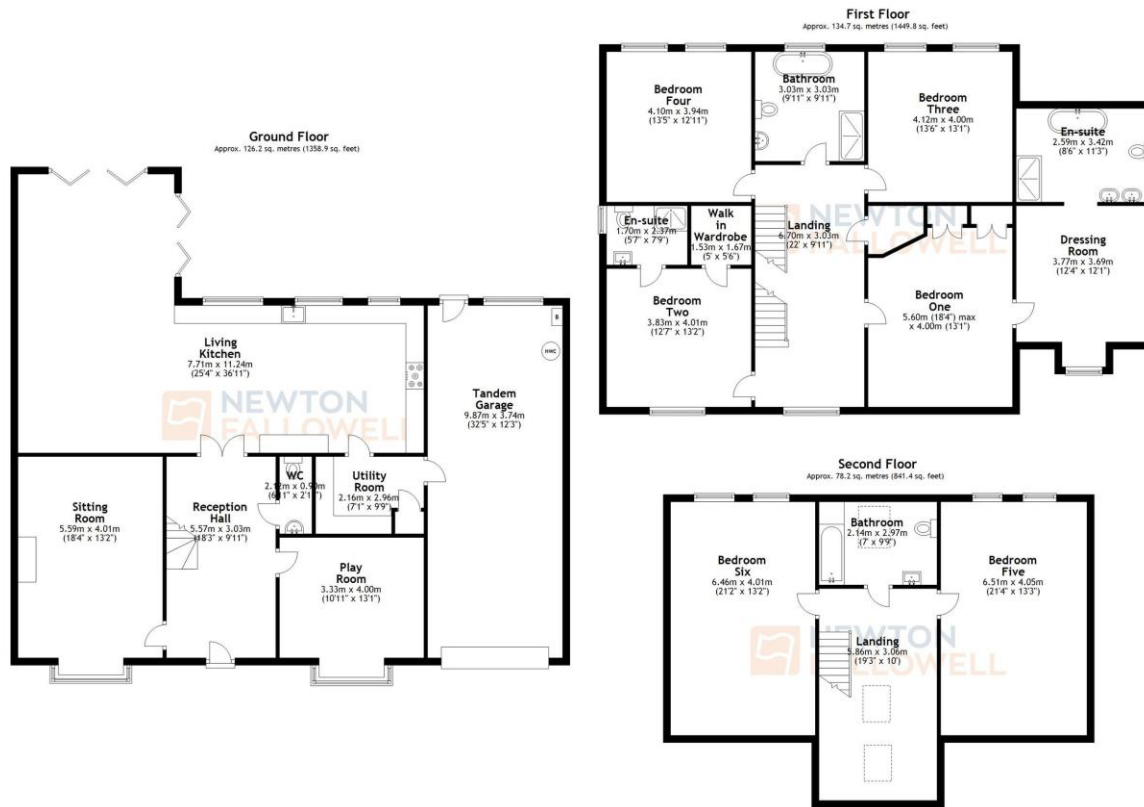
DISCLAIMER

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. 339.1 sq. metres (3650.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	86	90
(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	

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