

Croftways, Hallcroft Road,  
Retford, DN22 7LB



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Offers in excess of £600,000

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Croftways is a stunning family home situated in a unique location. The property is several minutes walk from the town centre and features a 1/2 acre plot with views over Retford Bowling Green and Retford Cricket Club. There is more than 2500 square feet of accommodation consisting of four bedrooms, a living kitchen with polished stone work surfaces, lounge, sun room, cloakroom and a separate w.c. The annexe also features a lounge, kitchen, and a superb bedroom suite with bathroom, dressing room and balcony area.





**RECEPTION HALL** 3.48m x 3.69m (11'5" x 12'1")

Timber flooring, window to right aspect, staircase leading to 1st floor, double panel radiator.

**LOUNGE** 4.52m x 6.26m (14'10" x 20'6")

Excellent-sized triple aspect reception room with windows to front, right and rear aspects, timber flooring, two column style radiators, brick fireplace with open fire and quarry tiled hearth.

**SUN ROOM** 2.11m x 3.26m (6'11" x 10'8")

Double glazed windows to left, rear and right aspects, matching door leading out to garden.

**KITCHEN AREA** 3.72m x 6.15m (12'2" x 20'2")

Fitted to the range of gloss base and wall units consisting of soft close cupboards and drawers underneath quartz work surfaces with glass splashback. Under-counter fridge, space and supply for an under-counter appliance, 'Smeg' dual fuel range cooker, under-mounted 1 1/2 bowl sink with pull-out mixer tap above, windows to front and left aspect. There are a variety of units including tall spice racks, pan storage drawers, and tall units.

**LIVING AREA** 3.58m x 3.61m (11'8" x 11'10")

Window to rear aspect, television point, timber flooring throughout the living area and kitchen areas.

**WET ROOM** 1.71m x 1.70m (5'7" x 5'7")

Obscure glazed window to rear aspect, tiled walls, ceiling mounted downlights.

**CLOAKROOM** 1.63m x 1.93m (5'4" x 6'4")

Obscure glazed windows to front aspect, wash hand basin with toiletry storage below, low-level flush WC, tiled flooring, double panel radiator, under stairs storage cupboard.

**1ST FLOOR-LANDING** 0.00m x 0.00m (0'0" x 0'0")

Window to front aspect overlooking the front garden, double panel radiator, hatch accessing roof space with ladder.

**BEDROOM ONE** 3.60m x 4.49m (11'10" x 14'8")

Windows to right and rear aspects, double panel radiator, original feature tiled fireplace, two double wardrobe units.

**BEDROOM TWO** 3.48m x 3.57m (11'5" x 11'8")

Windows to the left and rear aspect, double panel radiator.

**BEDROOM THREE** 2.50m x 3.38m (8'2" x 11'1")

Window to right aspect, double panel radiator.

**BEDROOM FOUR** 1.95m x 3.60m (6'5" x 11'10")

Window to rear aspect, timber flooring, ceiling mounted downlights, panel radiator.

**WALK-IN WARDROBE** 1.43m x 1.88m (4'8" x 6'2")

Window to front aspect, double panel radiator, open wardrobe units.

**BATHROOM** 1.79m x 2.37m (5'11" x 7'10")

Obscure glazed window to left aspect, panel bath, pedestal wash hand basin, shower enclosure with mains fed shower and additional body jets, tiled flooring, chrome style towel radiator, and ceiling mounted downlights.

**W.C.** 0.88m x 1.39m (2'11" x 4'7")

Window to left aspect, low-level dual flush WC, tiled flooring.

**ANNEXE INNER HALLWAY** 0.88m x 3.99m (2'11" x 13'1")

Double panel radiator, tiled flooring, double glazed door to rear aspect.

**ANNEXE CLOAKROOM** 0.97m x 1.70m (3'2" x 5'7")

Double glazed obscure window to right aspect, low-level flush WC, wash hand basin with toiletry storage below, double panel radiator, tiled flooring.





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#### **ANNEXE KITCHEN 1.74m x 6.44m (5'8" x 21'1")**

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with matching upstand. Appliances include an integrated dishwasher, integrated under-counter fridge, a four-ring 'Stoves' electric hob with extractor hood above, as well as a 'Stoves' double oven with grill. The kitchen area also has a double panel radiator, one-and-a-half bowl sink and drainer, double-glazed window to right aspect, tiled flooring, range of ceiling downlights.

#### **ANNEXE SITTING ROOM 3.77m x 6.45m (12'5" x 21'2")**

Double glazed windows to left aspect, and matching French doors to the rear, double panel radiator, ceiling mounted downlights, television and telephone points.

#### **ANNEXE BEDROOM 3.27m x 6.27m (10'8" x 20'7")**

Double glazed window to front aspect, double panel radiator, hatch accessing roof space, ceiling mountain downlights, double glazed French doors leading out to balcony.

#### **ANNEXE DRESSING ROOM 2.29m x 3.15m (7'6" x 10'4")**

Double glazed window to front aspect, double panel radiator, ceiling mounted downlights, range of fitted wardrobe units.

#### **ANNEXE BATHROOM 1.96m x 2.30m (6'5" x 7'6")**

P-shaped panel bath with mains fed shower above, low-level dual flush WC, pedestal wash hand basin, double glazed obscure window to right aspect, tiled flooring, composite boarded walls to the area surrounding the bath, chrome ladder style towel radiator.

#### **DOUBLE GARAGE 5.21m x 5.73m (17'1" x 18'10")**

Two electrically-operated roller shutter doors to the front aspect, wall-mounted electric consumer unit, 'Worcester' gas-fired central heating combination boiler for the main property, and an additional 'Worcester' gas-fired combination boiler for the annexe.



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## GARDENS & GROUNDS

The property is accessed off Hallcroft Road through a pair of wrought iron electrically-operated gates onto a tarmac driveway leading to the garage and the front entrance door. The front lawn features a variety of borders and ornamental trees and extends along the right aspect of the property to a covered circular patio area. There is an additional lawn to the rear enclosed behind hedging and fencing to all aspects.

## STORE 3.08m x 5.96m (10'1" x 19'7")

With light within.

## 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.





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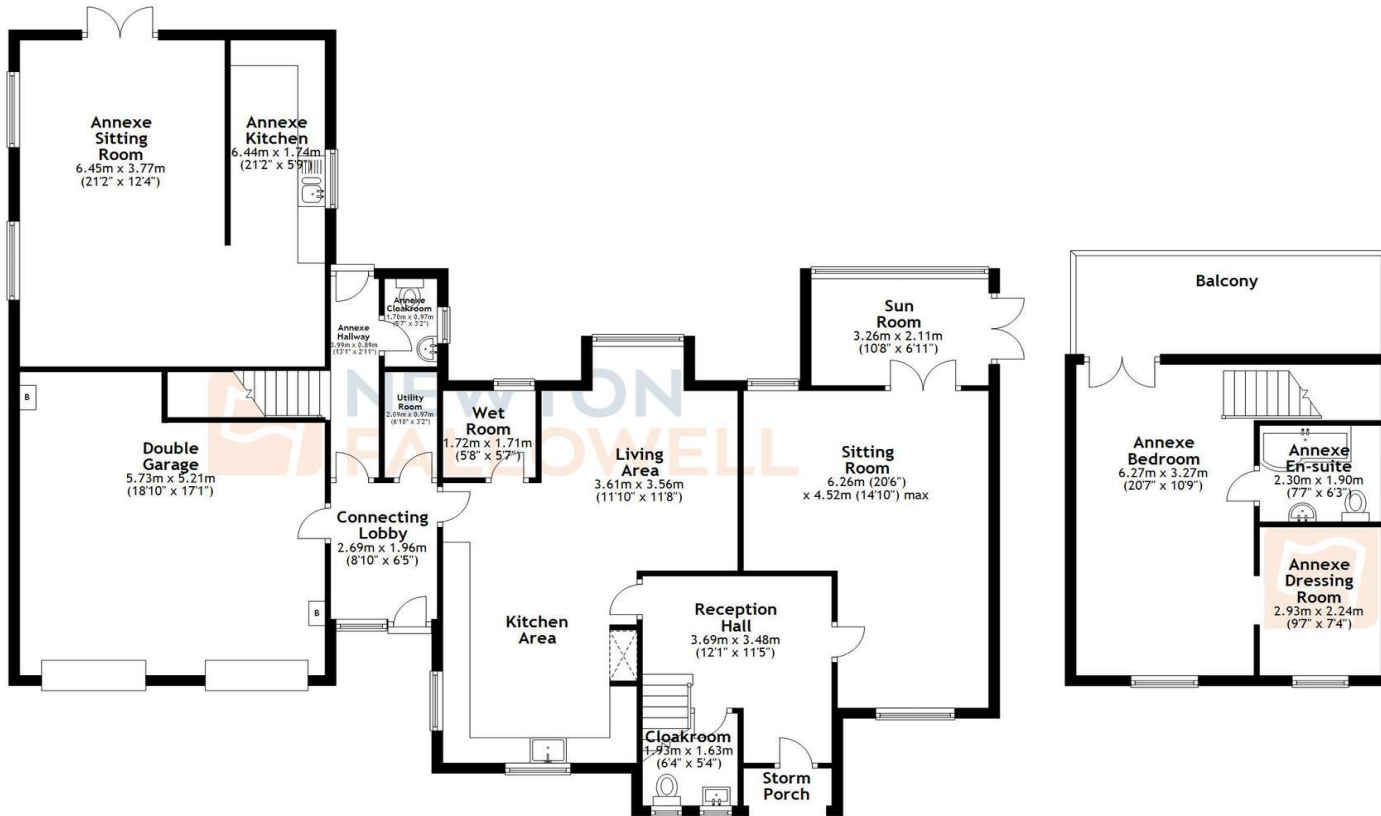


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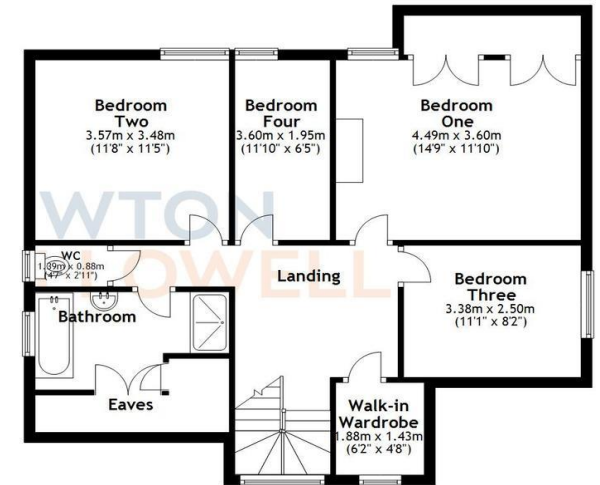


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Ground Floor

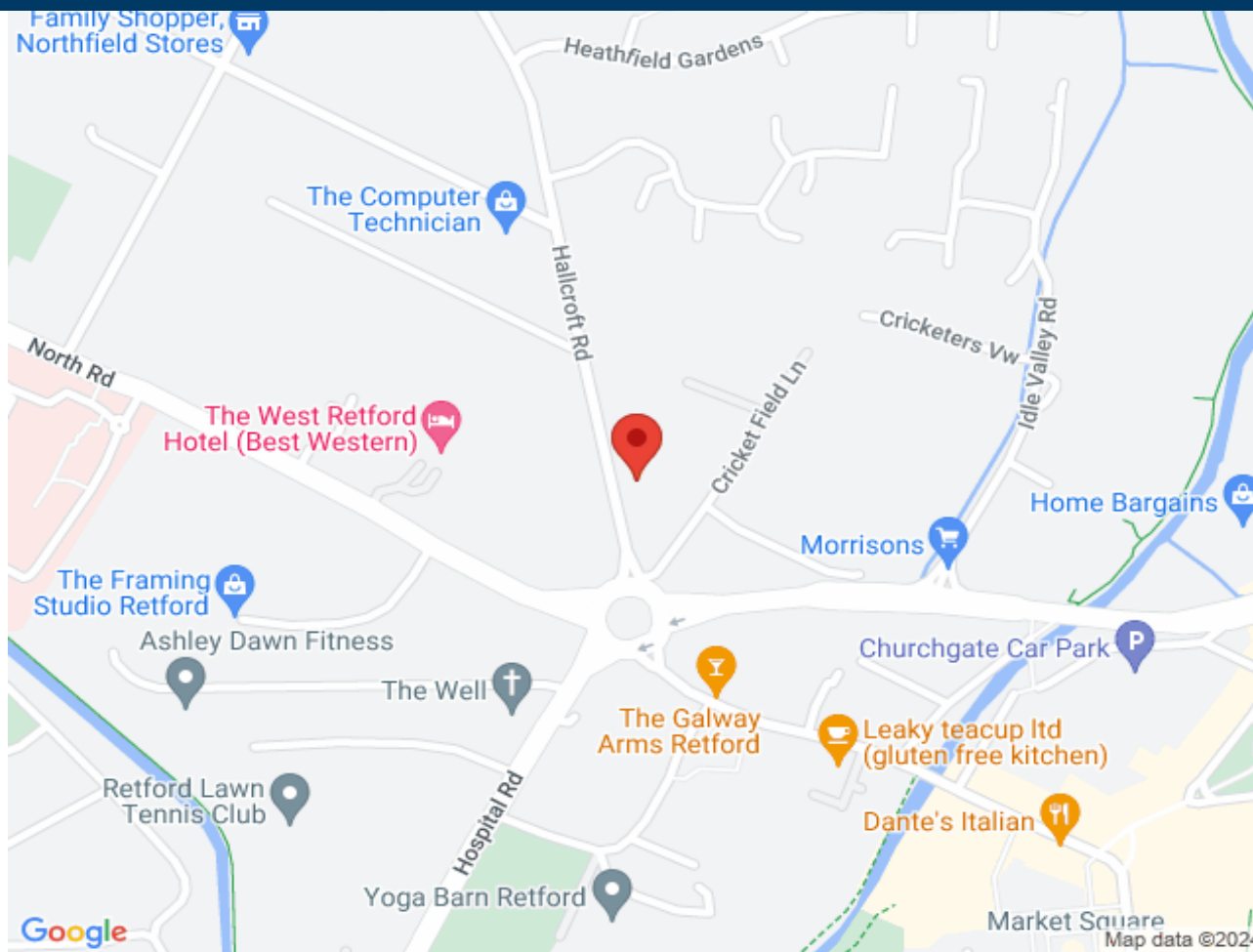


First Floor



Total area: approx. 243.8 sq. metres (2623.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

