



11 Idle Valley Road, Retford, DN22
7YZ

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£620,000

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This impressive five-bedroom detached house at 11 Idle Valley Road in Retford showcases contemporary design with high-quality finishes throughout. Bi-fold doors are a prominent feature, creating bright and airy living spaces on both the ground and first floors. The property benefits from multiple modern bathrooms, including luxurious ensembles with stylish fittings. The well-appointed kitchen includes integrated appliances and space for dining, making it ideal for both everyday meals and entertaining. A double garage adds practicality to this substantial and well-located family home.





Entrance Hallway

LVT flooring throughout, solid front door with double-glazed windows, under-stairs storage, downstairs cloakroom,

Downstairs WC

Downstairs WC with single panel radiator, obscure plus window to the left aspect, sink within counter and cabinets underneath, dual-flush toilet.

Living Kitchen 5.19m x 8.98m (17'0" x 29'6")

Five ring gas hob 'Bosch', integrated fridge freezer, double 'Bosch' fan-assisted electric oven, integrated dishwasher, wine fridge, one and a half bowl sink with mixer tap and drainer, wall-mounted cupboards, bi-fold doors leading to the rear garden, two double panel radiators, and space for a dining table.

Bi-fold doors to the aspect, double panel radiator, TV point, leading into the kitchen area.

Utility Room 2.12m x 2.33m (7'0" x 7'7")

Tiled flooring, stainless steel sink with mixer tap and drainer, double-glazed window to the front aspect, floor and wall-mounted cupboards, space for freestanding dryer, space and plumbing for a freestanding washing machine.

Double Garage 5.13m x 6.12m (16'10" x 20'1")

Electric double opening doors, Ideal Logic boiler, concrete flooring, power and lighting.

First Floor Landing

Carpet throughout, single panel radiator.

First Floor Lounge 5.13m x 5.95m (16'10" x 19'6")

Double-glazed bi-fold doors to the aspect, double-glazed window to the front aspect, two double panel radiators, double-glazed window to the right aspect, TV point, carpeted throughout leading to tiled flooring in the Kitchenette.

First Floor Kitchenette 1.53m x 2.34m (5'0" x 7'8")

Double-glazed window to the right aspect, stainless steel sink with mixer tap and drainer, floor-mounted cupboards, wall-mounted cupboards, space for freestanding fridge, single panel radiator.

Bedroom Five 2.43m x 2.93m (8'0" x 9'7")

Floor-to-ceiling windows to the front aspect, carpet throughout, storage cupboard, TV point, single panel radiator.

Bedroom Four 4.04m x 2.93m (13'4" x 9'7")

Fitted wardrobes, double-glazed French doors, metal balustrades, TV point, carpeted throughout and balcony.

Bedroom Three 4.19m x 3.21m (13'8" x 10'6")

Double-glazed windows to the rear aspect, single panel radiator, carpeted throughout, door leading to storage cupboard.







First Floor Bathroom 2.15m x 2.63m (7'1" x 8'7")

Tiled throughout, freestanding bath, large quadrant cubicle with wall-mounted shower and controls, wall-mounted heated towel rail, obscure double-glazed window to the rear aspect, sink built-in to a counter with cupboards underneath, dual flush.

Second Floor Landing

Single panel radiator.

Bedroom One 3.32m x 5.84m (10'11" x 19'2")

Bi-fold doors to the front aspect with double-glazed window, two double panel radiators, TV point, fitted wardrobes. Access to balcony.

Ensuite 3.65m x 2.41m (12'0" x 7'11")

Freestanding bath, wall-mounted heated towel rail, tiled walk-in shower with glass screen and floor-to-ceiling tiling, wall-mounted shower unit and showerhead, wash hand basin sat on a counter, bidet, dual-flush toilet, double-glazed obscure glass window to the right aspect, tiled flooring throughout.

Bedroom Two 3.9m x 3.32m (12'10" x 10'11")

Double-glazed bi-fold doors to the aspect, single panel radiator, fitted wardrobe. Balcony outside.

Ensuite to 2nd Bedroom 2.08m x 2.41m (6'10" x 7'11")



Dual-flush toilet, sink with counter (taupe) with mixer tap, obscure glass window to the right aspect, walk-in shower with floor-to-ceiling tiling and wall-mounted shower unit and showerhead, tiling throughout.

Rear garden

Laid to lawn, patio area for entertaining, private and enclosed. Retractable patio awning

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. Any site measurements given are subject to site survey.

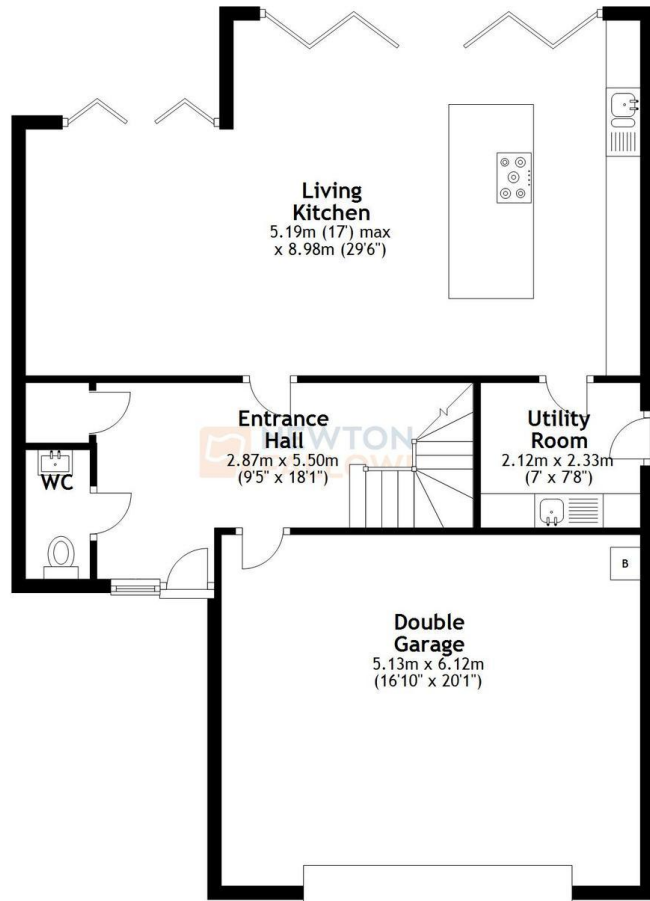
Services

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.

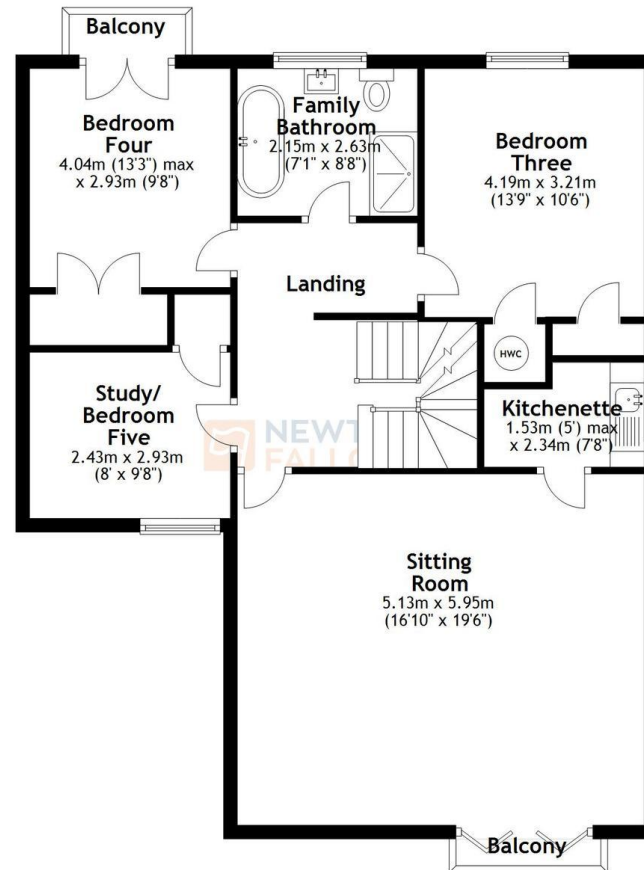




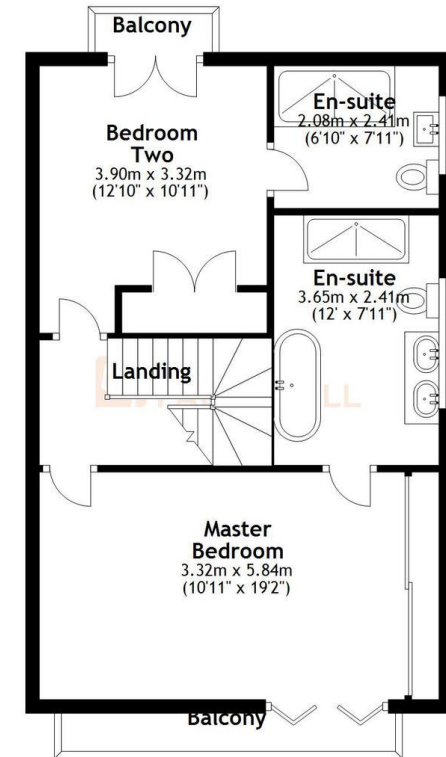
Ground Floor



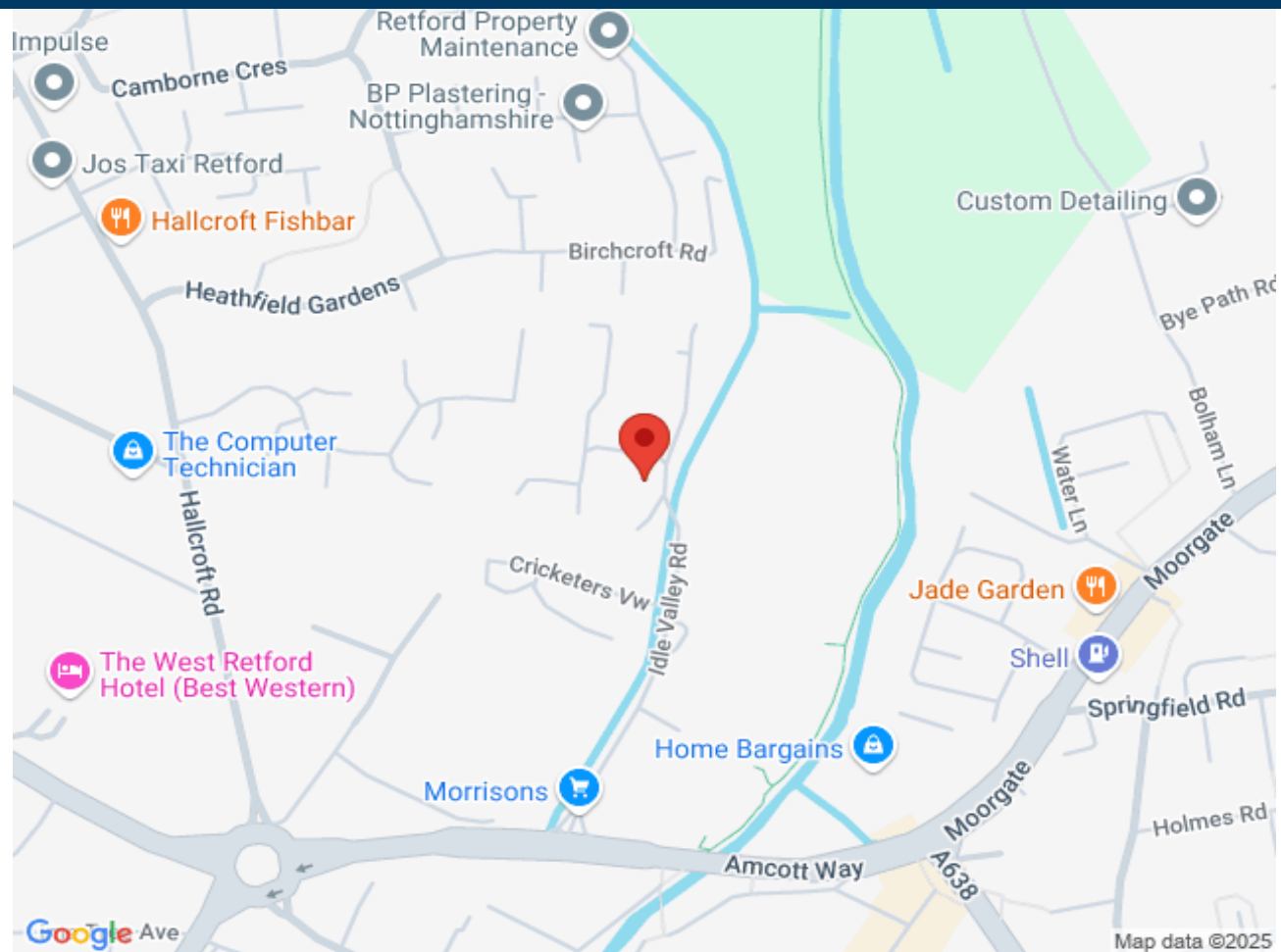
First Floor



Second Floor



Total area: approx. 235.5 sq. metres (2535.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		