



4 Main Street, Hayton, DN22 9LL



4



2



2

£625,000



Situated in the desirable village of Hayton this four bedroom home sits on a large plot of land (two and quarter acres) and offers a blend of character and modern convenience.

The village offers primary and nursery schooling, a village hall, two restaurant/pubs, village church and Spa shop and weekly post office all within walking distance. Retford is three miles and North Wheatley offers shop, main Post Office and cafes.

The property features well planned out spacious living accommodation consisting of four double sized bedrooms, main bathroom and ensuite together with a guest WC. Kitchen/family room with double doors leads to a separate dining room and further double doors into a spacious lounge making it a great entertaining space. Three bedrooms are situated through a set of doors at one end of the house and the fourth bedroom is currently serving as an office.

Outside there are multiple parking spaces and large front and rear garden areas, all benefiting from full border fencing and gated access. The rear garden provides an excellent outdoor retreat with large central patio with integrated gas line for barbecues. Scenic views surround the property with direct access to an adjoining paddock presenting a unique opportunity for those with equestrian interests or want enhanced outdoor space. Multiple outside buildings including spa room with swim spa, garden storage room, workshop and large garage.





Newton Fallowell



NEWTON FALLOWELL



Newton Fallowell

Entrance hallway

Large double front doors lead into a spacious hallway with single panel radiator and Karndean flooring

Lounge 6.71m x 7.08m (22'0" x 23'2")

Large bay window from aspect, single panel radiator, wooden flooring throughout, TV point. Multi fuel burner in fireplace and surround. Built in storage alcove.

Dining room 4.53m x 4.49m (14'11" x 14'8")

Double glaze aspect panel radiator and wooden flooring throughout continuing to lounge.

Kitchen / Family Room 5.9m x 7.08m (19'5" x 23'2")

Double glazed French doors to rear garden. Plenty of low level kitchen cabinetry with a central island also with built in cupboards, integrated Bosch Dishwasher and Toledo Rangemaster double fan assisted oven with six rings electric hob. Free standing full height fridge and wine cooler spaces. two single panel radiators, granite work surfaces and Karndean tiled floor.

Utility room 3.54m x 2m (11'7" x 6'7")

Terracotta floor tiles, double glazed window to rear aspect, floor or wall mounted units with sink drainer and mixer tap, valiant boiler, space and plumbing for washing machine, space for tumble dryer and space for freestanding fridge freezer. Single panel radiator.

WC

Single flush WC with wash hand basin on pedestal.

Bedroom One 4.5m x 4.14m (14'10" x 13'7")

Double glaze bay window to front aspect with single panel radiator carpeted throughout, TV point.

Bedroom One Ensuite 3.41m x 2.63m (11'2" x 8'7")

Obscure glass window to front aspect, single panel radiator, floor to ceiling tile, tile flooring, curved quadrant shower with wall mounted 'Aqualisa' shower unit and controls, dual flush toilet, wash handbasin mounted on a pedestal.

Bedroom Two 3.67m x 3.63m (12'0" x 11'11")

Double glazed window to rear aspect, radiator TV point and carpeted throughout.

Bedroom Three 3.63m x 3.63m (11'11" x 11'11")

Carpeted throughout, double glaze window to front aspect, single panel radiator.

Bedroom Four / Office 3.54m x 3.74m (11'7" x 12'4")

Double glazed windows to rear aspect and single panel radiator

Bathroom 1.88m x 4.83m (6'2" x 15'10")



Newton Fallowell



Two single panel radiators, walk-in double sized shower cubicle with 'Aqualisa' wall mounted shower and shower controls, two double glazed obscured glass windows to rear aspect, wash handbasin on pedestal, dual flush WC, bath enclosed with tile surround. Tile flooring throughout and two storage cabinets.

Inner Hallway - Bedroom Area

Double glazed windows to rear aspect, single panel radiator, fitted storage units and single panel radiator

Garden Store 4.96m x 3.03m (16'4" x 9'11")

Spa Room 4.96m x 6.77m (16'4" x 22'2")

Power and lighting within, featuring large swim spa with three aqua therapy seats, as well as decking, sliding door and double glazed window to front aspect.

Workshop / Garage 10.56m x 5.92m (34'7" x 19'5")

Spacious garage and workshop area permanent workbenches, personal door and large garage door.

Garden and grounds

Outside there are multiple parking spaces and large front and rear garden areas, all benefiting from full border fencing and gated access. The rear garden provides an excellent outdoor retreat with large central patio with integrated gas line for barbecues. Scenic views surround the property with direct access to an adjoining paddock



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.





Newton Fallowell



Newton Fallowell



Newton Fallowell

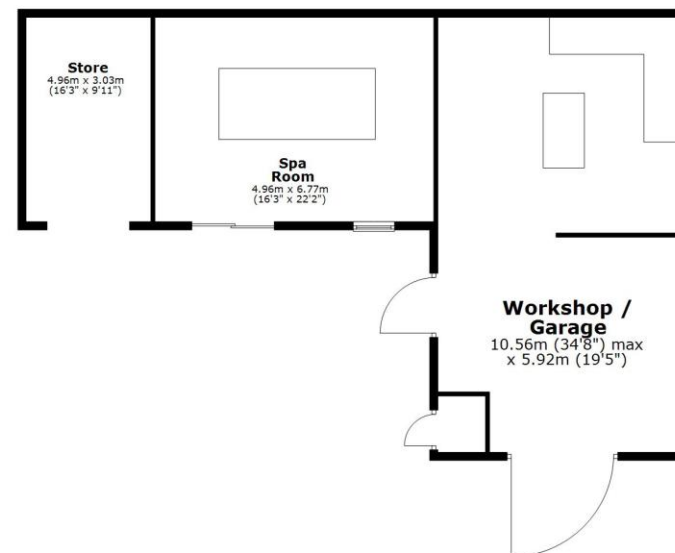


NEWTON FALLOWELL



ON FALLOWELL





Total area: approx. 360.3 sq. metres (3878.2 sq. feet)

