



The Edlingham at The Brambles,  
London Road, Retford, DN22 7JE



# £599,995

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We are delighted to offer for sale The Edlingham, a stunning five-bedroom family home located on this exciting new development on the edge of Retford. The Edlingham is a substantial family home offering a sitting room, dining room, living kitchen with utility room, cloakroom, as well as two en-suite shower rooms, a dressing area to the main bedroom, a separate study and a house bathroom. The properties will benefit from a modern specification, as well as ample off-road parking and an enclosed lawned rear garden.





### LOUNGE

5.03m x 4.6m (16.5ft x 15.1ft)

### DINING ROOM

4.1m x 3.28m (13.5ft x 10.8ft)

### DINING KITCHEN

6.12m x 4.4m (20.1ft x 14.4ft)

The kitchens will feature a range of 18mm kitchen units with 40mm work surfaces. Appliances will include integrated fridge-freezer, dishwasher, 'Zanussi' stainless steel hob and extractor hood. The kitchens will also feature stainless steel sinks and feature lighting.

### UTILITY ROOM

3.28m x 1.78m (10.8ft x 5.8ft)

To include a work surface area as well as plumbing for a washing machine.

### STUDY

3.28m x 2.74m (10.8ft x 9ft)



### BEDROOM ONE

3.4m x 3m (11.2ft x 9.8ft)

### DRESSING AREA

3.47m x 1.5m (11.4ft x 4.9ft)

The dressing area will feature a range of 'Hammonds' fitted wardrobe units.

### EN-SUITE

2.4m x 1.85m (7.9ft x 6.1ft)



The en-suites will feature either an 'Ideal Standard' or 'Roca' fitted sanitary ware with 'Hansgrohe' taps and chrome fittings.

### BEDROOM TWO

3.75m x 3.13m (12.3ft x 10.3ft)

### EN-SUITE

1.84m x 1.8m (6ft x 5.9ft)

The en-suites will feature either an 'Ideal Standard' or 'Roca' fitted sanitary ware with 'Hansgrohe' taps and chrome fittings.

### BEDROOM THREE

3.7m x 3.13m (12.1ft x 10.3ft)

### BEDROOM FOUR

3.3m x 3m (10.8ft x 9.8ft)

### BEDROOM FIVE

3.47m x 3m (11.4ft x 9.8ft)

### BATHROOM

2.8m x 2.5m (9.2ft x 8.2ft)

Each bathroom will feature either an 'Ideal Standard' or 'Roca' fitted sanitary ware with 'Hansgrohe' taps and chrome fittings. The bathroom also features half-tiled walls using 'Porcelanosa' tiles, a shaver point, and chrome towel rails

### GARDENS & GROUNDS



NEWTON  
FALLOWELL



 **NEWTON  
FALLOWELL**

The properties will benefit from lawned front and rear gardens, with an external water supply, block paved driveways, patio slabbing, as well as trees and shrubs planted to an approved design.

## GENERAL SPECIFICATION

The properties will benefit from gas-fired central heating, uPVC double glazing where applicable, and a flooring package of carpet and vinyl.

## RETFORD

The Georgian market town of Retford lies within the heart of Nottinghamshire. The town features a variety of high street shops and parks. Boasting fantastic transport links from the A1 trunk road, and Retford's own mainline station, commuting to other major cities is straightforward.

## HARRON HOMES

As one of the leading developers in Yorkshire and the Midlands, Harron Homes offer a variety of energy efficient new homes, offering versatility and modern family living in mind.

## INCENTIVES

Harron Homes offer a variety of incentives to make the home-buying process as smooth as possible including part exchange, armed forces discount and a Homemover scheme. Furthermore, each property on The Brambles estate is sold with a ten year NHBC warranty. Contact Harron Homes for more information.

## TENURE

The properties are to be registered as Freehold properties. Each plot will be charged an annual management fee for ground maintenance (to be confirmed).



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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.

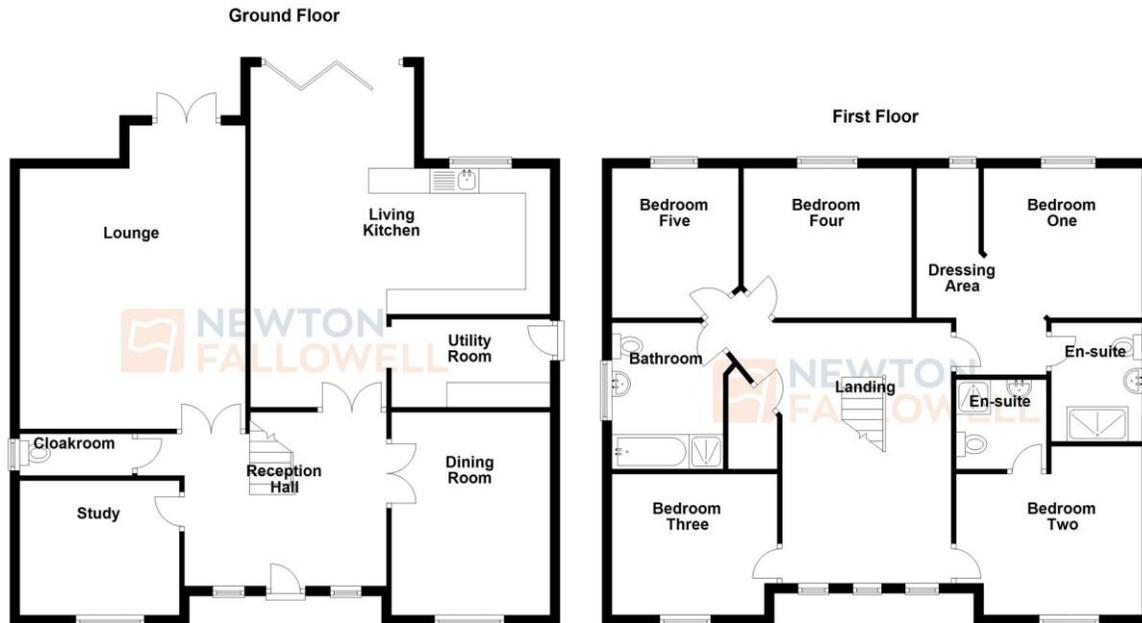
## DISCLAIMER

The photographs shown on these particulars are of The Warkworth house type, and may not be representative of the specific plot. 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.

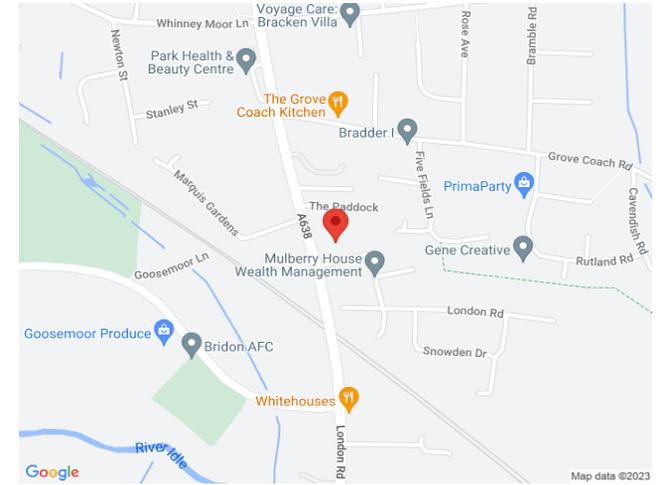




# Floorplan



Total area: approx. 198.5 sq. metres (2136.1 sq. feet)



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