



The Nuthatch
Ordsall Park Road | Retford | Nottinghamshire | DN22 7PQ

STEP INSIDE

The Nuthatch

A truly enviable and simply unique grand design inspired family home set within a highly desirable residential area of Retford. This beautifully appointed and utterly bespoke residence is finished to the highest standard throughout boasting lavish fittings, state of the art technology and an abundance of natural light to create what is one of the finest homes the area has to offer.

The Nuthatch has been architecturally designed giving incredible entertaining spaces both inside and out along with a stunning living kitchen and a total of four double bedrooms. Great attention to detail has been given to each stage of this very special build and the property must be viewed to appreciate exactly what is on offer. Of particular note is the eye catching bespoke aluminium cladding to certain sections of the property in copper gliss.

The expansive living accommodation is set over two floors and briefly comprises of an imposing double height entrance hall with industrial style bespoke staircase which leads through to the ground floor living accommodation. A spacious sitting room provides the ideal space to relax and unwind with feature fireplace and large south facing window flooding the room with natural light.

The heart of this family home is the jaw dropping open plan living kitchen which gives a perfect space to entertain with both sitting and dining areas. The contemporary kitchen is finished to an extremely high standard having an extensive range of base and wall units along with a number of built in appliances. A large central island gives further storage and seating options. Off this fabulous living space are bi-folding doors which lead on to an expansive patio area with gardens beyond. An additional ground floor reception room could be used as a formal dining room, snug or home office should a buyer so wish. The ground floor also benefits from a well-proportioned utility room and downstairs shower room.

As you climb the staircase to the first elevation, as with everything in this home, it is a true event. You are immediately greeted by an architectural masterpiece of a full glass floor to the landing area along with double height glazing to both the front and rear elevations. If you are looking for a sumptuous master suite then they don't come more luxurious than this. The principal bedroom offers a light and spacious bedroom with full height glazing to the front elevation and en suite facilities to include a fully tiled shower room, dressing area and freestanding bath located on a mezzanine floor giving a view over the bedroom itself.

There are a further three double bedrooms along with a lavishly fitted house bathroom.











STEP OUTSIDE

The Nuthatch

Externally the property boasts a long private driveway giving access to this private plot nestled within the heart of the extremely desirable residential part of town. The wraparound gardens provide a number of patio and outdoor entertaining spaces as well as views over the adjacent woodland.

No part of this one-of-a-kind build has been left without thought and the property gives extensive lighting options, a comprehensive security system and CCTV cameras.

The historic Market Town of Retford is just a 10-15 minute walk from the property, the town provides a comprehensive range of shops, restaurants, cafes and facilities. Located just a short distance away is Retford Golf Club, Rugby Club and the leisure centre.

Kings Park is fantastic open green space which is a centre point for events, families and fitness pursuits. There are also several private gym's and fitness centres.

The commuter is well served by the excellent main line rail link from Retford station into London Kings Cross- taking 1hr 25 minutes, or the regional motorway network with the A1(M) within easy reach.

There is a good selection of local junior and secondary schools within Retford, and private education is available at Ranby House School and Worksop College.



The Nuthatch, Ordsall Park Road, Retford, DN22 7PQ

Approximate Gross Internal Area = 289.2 sq m / 3113 sq ft
(Including Mezzanine)

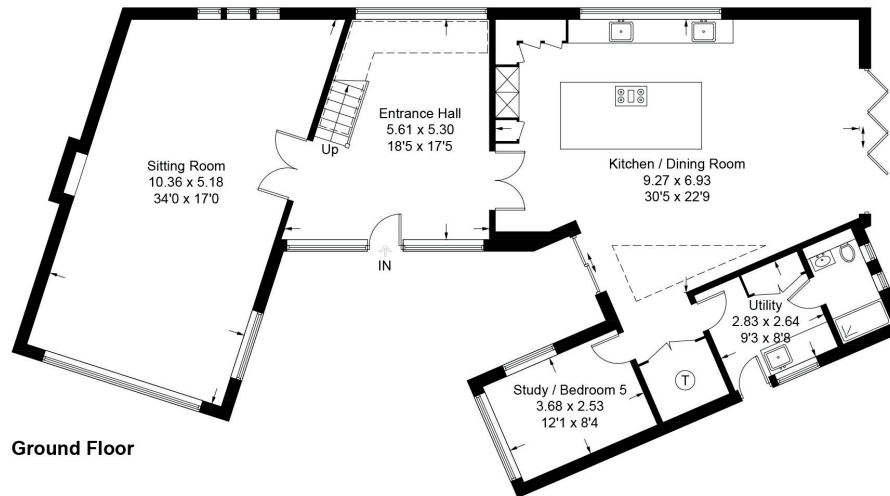
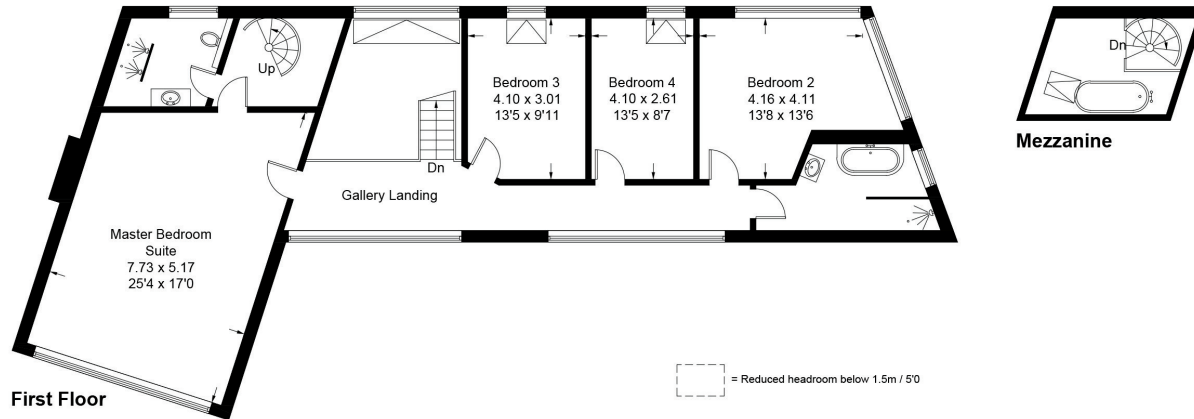


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Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	96 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company No. OC391807 MWJ Estates LLP trading as Fine & Country Bawtry. Registered address: Six Oaks, Grove, Retford, Notts DN22 0RJ. Printed



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