









welcome to

Cherry Tree House Barnby Moor, Retford

This is a SUPERBLY APPOINTED four DOUBLE bedroom detached family residence. Extensive and well maintained internal accommodation including three reception rooms, kitchen, utility and conservatory. Two ensuite shower rooms and a substantial loft with potential to convert to further living space

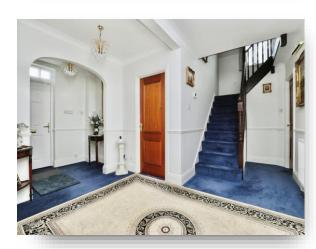












Entrance Porch

A composite door leads to the entrance porch which opens into the entrance hall.

Entrance Hall

A commanding entrance hall with two central heating radiators and a mahogany staircase leading to the first floor.

Cloakroom

Fitted with a wash hand basin with a marble tap, set into a vanity unit and a w.c. Fully tiled flooring and a double glazed window.

Study

10' 8" x 11' 2" (3.25m x 3.40m)

Double glazed window to the front, coving to the ceiling and a central heating radiator.

Dining Room

14' 4" x 10' 2" (4.37m x 3.10m)

Double glazed window to the front, coving to the ceiling, central heating radiator and double doors leading to the lounge.

Lounge

18' 4" x 14' 4" (5.59m x 4.37m)

Feature fire surround with a living flame gas fire, Bose sound system, double glazed window to the side, two central heating radiators, half and half decor and french doors leading to the conservatory

Conservatory

10' x 9' 10" (3.05m x 3.00m)

Double glazed doors and windows, central heating radiator and tiled flooring.

Kitchen

11' 10" x 11' 10" (3.61m x 3.61m)

Fitted with a comprehensive range of beech finish wall and base units with marble tops and a one and a half sink and drainer. Integrated electric oven and hob with an extractor above, integrated fridge freezer and an integrated dishwasher. Double glazed window and a central heating radiator.

Utility Room

8' 11" x 5' 10" (2.72m x 1.78m)

Fitted with beech finish wall and base units with complementary worksurfaces and a composite sink and drainer. Plumbing for a washing machine, central heating radiator, tiled flooring, double glazed window and a double glazed door to the side.

First Floor Landing

A mahogany staircase leads to the first floor landing with a double glazed arched picture window to the side and loft access.

Master Bedroom

14' 4" plus recess x 12' 2" max (4.37m plus recess x 3.71m max)

Fitted wardrobes and dressing table, Bose sound system, central heating radiator and a double glazed window to the rear

Ensuite Shower Room

9' x 6' 8" (2.74m x 2.03m)

His and hers wash hand basins set into vanity units, shower cubicle and a w.c. Heated ladder rail, fully tiled walls and floor.

Bedroom Two

14' 5" max inc wardrobes x 13' 9" max inc wardrobes (4.39m max inc wardrobes x 4.19m max inc wardrobes) Two fitted wardrobes, Bose sound system, double glazed window to the front and a central heating radiator.

Ensuite Shower Room

Fitted with a shower cubicle, wash hand basin set in a vanity unit and a w.c. Heated ladder rail, double glazed window and tiled flooring.

Bedroom Three

11' x 10' 1" to rear of wardrobes ($3.35\mbox{m}$ x $3.07\mbox{m}$ to rear of wardrobes)

Fitted wardrobes, double glazed window to the front and a central heating radiator.

Bedroom Four

11' 2" x 9' 2" max (3.40m x 2.79m max)

Fitted wardrobes, double glazed window to the rear and a central heating radiator.

Bathroom

10' x 6' 9" (3.05m x 2.06m)

Double ended bathtub, wash hand basin with vanity unit beneath and a w.c. by Roca Bathrooms. Heated ladder rail, fully tiled walls and flooring and a double glazed window.

Attic

33' 1" x 14' (10.08m x 4.27m)

Two central heating radiators, two double glazed windows and a door leading to eaves storage.

Gardens

Walled and gated landscaped gardens with formal lawn, paved patio and red gravel. Cherry blossom tree, plum slate and hedge.

Driveway

Electric gates lead to a tarmac driveway providing secure parking for several vehicles. This leads to the double garage.

Detached Double Garage

16' 7" x 17' 1" (5.05m x 5.21m)

Accessed via an electric up and over door to the garage with power and light and a side courtesy door.





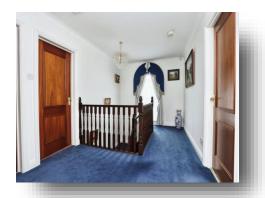
welcome to

Cherry Tree House Barnby Moor, Retford

- Four DOUBLE bedroom detached family home
- Three reception rooms, kitchen, utility and a conservatory
- Two ensuite shower rooms plus a principle family bathroom
- Double width driveway accessed via electric gates
- Double garage

Tenure: Freehold EPC Rating: C

£635,000









view this property online williamhbrown.co.uk/Property/RFD107665



Property Ref: RFD107665 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD, Nottinghamshire, DN22 6JR



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.