



**Cherry Tree House Barnby Moor, Retford DN22 8QS**



**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 ( 3.35m x 3.07m 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.



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## 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

**£620,000**



Please note the marker reflects the postcode not the actual property

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