



Spruce Drive, Retford DN22 7JH

welcome to

Spruce Drive, Retford

This is an EXCEPTIONAL FIVE DOUBLE bedroom luxury detached property, within an EXCLUSIVE private and secure gated community of five homes. The home has been finished to exacting standards throughout with generously appointed internal accommodation including bespoke through floor lift.



Entrance Hall

20' 3" x 11' 4" (6.17m x 3.45m)

Double front entrance doors under covered porch area leading to an exceptionally large central hallway, leading to all reception rooms. Glazed double doors to both lounge and dining kitchen, turned staircase, through floor lift, tiled floor and central heating radiator.

Formal Lounge

23' 2" x 14' 3" (7.06m x 4.34m)

Feature stone fire surround with a living flame gas fire inset and two central heating radiators. French doors to the patio, window to side elevation and walk in bay window overlooking the rear garden.

Snug

16' 6" x 12' 4" (5.03m x 3.76m)

Stone fire surround with living flame gas fire and two central heating radiators. Front facing walk in bay window and further side facing window.

Study

12' 3" x 11' 2" (3.73m x 3.40m)

Reception room, front facing window and central heating radiator.

Cloakroom

Fitted with Vitra V-Care Smart wall hung wc, wash hand basin with sensor tap, cloak cupboard, half tiled walls, tiled floor, central heating radiator and side facing window.

Dining Kitchen

26' x 13' 1" (7.92m x 3.99m)

Fitted with a comprehensive range of white gloss wall and base units with larder cupboard, drawers, plinth and under cupboard lighting and granite work surfaces. Fitted with sink and drainer, hot boil tap and waste disposal unit. Integrated six NEFF kitchen appliances comprising 900 mm induction hob with extractor hood, hide and slide fan oven, combi oven/microwave, warming drawer, dishwasher and American fridge freezer. Bi-fold doors to the patio, side and rear facing windows, tiled floor and two central heating radiators.

Utility Room

9' 2" x 6' 2" (2.79m x 1.88m)

Fitted with gloss wall and base units, granite work surfaces with sink and drainer. Plumbing for a washing machine and space for a dryer. Worcester boiler controlled by Hive system, half tiled walls, central heating radiator and side external door.

First Floor Landing

18' 6" x 11' 4" (5.64m x 3.45m)

Turned staircase leading to the galleried landing, access to five bedrooms, house bathroom, lift access, front facing window and central heating radiator. Access to partly boarded loft with pull down ladder and light.

Master Bedroom

21' 6" max including en suite x 14' 4" (6.55m max including en suite x 4.37m)

Master bedroom with fitted wardrobes to dressing area, side and rear facing windows and two central heating radiators.

En Suite

Fitted with white double ended bath tub, wall hung drawer unit with inset wash basin, two tall matching wall hung cupboards, mirrored cabinet with touch lighting, wall hung wc and a double shower cubicle with rainfall shower. Tiled floor, fully tiled walls, side facing window and heated towel rail.

Bedroom Two

14' 5" plus recess x 10' 7" to wardrobe front (4.39m plus recess x 3.23m to wardrobe front)

With front and side aspect windows, fitted wardrobes and two central heating radiators.

En Suite

7' x 6' 11" (2.13m x 2.11m)

Fitted with Vitra V-Care Smart wall hung wc, Gainsborough bath, wash basin inset into vanity unit, heated towel rail, side facing window and airing cupboard housing hot water tank.

Bedroom Three

13' 4" x 11' 3" into recess (4.06m x 3.43m into recess)

Built in wardrobes, window overlooking rear garden and central heating radiator.

Bedroom Four

12' 10" x 8' 11" (3.91m x 2.72m)

Front aspect window and central heating radiator.

Bedroom Five

11' 3" x 9' 5" (3.43m x 2.87m)

Rear aspect window overlooking garden and central heating radiator.

Bathroom

9' 6" x 8' 1" (2.90m x 2.46m)

Fitted with white suite comprising bath tub, separate shower cubicle, wash basin and wc. Half tiled walls, side facing window and heated towel radiator.

Exterior Gardens

To the front of the property is a generous lawned garden with plant and shrub borders and green slate parking area. To the side there are extensive lawned areas with scope for different opportunities (subject to planning permission). To the rear is a large Indian stone patio and well established and large lawned garden enclosed by laurel hedging with mature trees and shrubs. Also large shed with power and light.

Parking And Garage

To the side is the tarmac drive leading to the detached double garage with twin up and over doors, pitched tiled roof, power and light. Further extensive gravel parking area for multiple vehicles.



view this property online williamhbrown.co.uk/Property/RFD109182



welcome to

Spruce Drive, Retford

- EXCEPTIONAL FIVE DOUBLE bedroom luxury detached property with three reception rooms
- EXCLUSIVE private and secure gated community of five homes
- LONDON ROAD location
- EXTENSIVE PLOT with well established mature gardens and significant parking areas
- Detached brick built double garage with pitched tiled roof

Tenure: Freehold EPC Rating: C

£800,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD109182



Property Ref:
RFD109182 - 0005

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.

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.



william h brown



01777 704248



retford@williamhbrown.co.uk



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



williamhbrown.co.uk