



**Ends Well Farm House Gainsborough Road,Bole
RETFORD DN22 9BT**

welcome to

Ends Well Farm House Gainsborough Road, Bole RETFORD

This is a commanding and superbly appointed four bedroom detached home allowing VIEWS OF FIELDS AND COUNTRYSIDE BEYOND. Positioned on a generous plot of wrap around gardens with gated parking for several vehicles plus a garage with office space and a room above, IDEAL FOR CONVERSION TO AN ANNEXE



Side Entrance Hall

Double glazed porthole window and door, mosaic tiled flooring, wall panelling, central heating radiator and understairs storage

Lounge

15' 6" max x 12' 10" max (4.72m max x 3.91m max)
The main focal point of this cozy family room is a woodburning stove set into the tiled chimney breast with a wooden mantle above, coving to the ceiling, oak flooring, central heating radiator and two double glazed windows.

Living Kitchen

17' 3" max x 20' max (5.26m max x 6.10m max)
Spacious open plan living and dining kitchen fitted with a good range of bespoke solid wood shaker style wall and base units, a centre island with quartz work surfaces, breakfast bar and 1 1/2 sink and drainer. Space for appliances including American fridge freezer and range cooker. Part mosaic tiling and a central heating radiator. Double glazed bi fold doors at the rear opening out onto the garden and the views beyond. The kitchen opens into the dining area with a log burner and oak flooring.

Utility Room

8' 11" x 5' 3" (2.72m x 1.60m)
This hidden utility accessed via a door central to the wall and base units. Fitted with a range of wall and base units, complementary work surfaces and stainless steel sink. Space for appliances including dishwasher, dryer and washing machine. Double glazed window.

Entrance Porch

Double glazed door, mosaic flooring

Sunroom

17' 11" max x 8' 1" (5.46m max x 2.46m)
Complementary flooring, two vertical central heating radiators and double glazed bi fold doors.

Cloakroom/ Boot Room

8' 5" x 6' 10" (2.57m x 2.08m)
Fitted with wc, wash hand basin and shower cubicle. Complementary flooring, central heating radiator and double glazed window.

Landing

Turning staircase leading to the landing with double glazed porthole window, storage cupboard and central heating radiator.

Bedroom One

15' 7" max x 13' max (4.75m max x 3.96m max)
Two double glazed windows, central heating radiator, good quality laminate flooring and built in storage.

Bedroom Two

12' 8" plus recess x 7' 5" max (3.86m plus recess x 2.26m max)
Double glazed window, central heating radiator and good quality laminate flooring.

Bedroom Three

13' x 6' 9" (3.96m x 2.06m)
Double glazed window and a central heating radiator.

Bedroom Four

9' 10" x 6' 11" (3.00m x 2.11m)
Double glazed window, good quality laminate flooring and a central heating radiator.

Bathroom

6' 11" x 5' 10" plus recess (2.11m x 1.78m plus recess)
Fitted with a modern three piece suite including a bath with a rainfall shower above, wash hand basin and a w.c built into a vanity unit. Complementary flooring, heated towel rail and a double glazed window.

Attic Room

14' 4" x 11' 7" (4.37m x 3.53m)
A space saving staircase from the landing leads to the attic room which is used as a bedroom by the current owners. Two velux windows, contemporary central heating radiator and good quality laminate flooring.

Ensuite Bathroom

A luxury bathroom fitted with a freestanding slipper bath, wash hand basin, w.c. and a separate shower cubicle. Mosaic tiled flooring, central heating radiator and a double glazed velux window.

Exterior

Double electric gates lead to a parking area with parking for several vehicles. Positioned on a generous and well maintained plot of gardens to all sides. Areas of shaped lawn, a decked seating area with timber pergola and Indian sand stone patio areas.

Double Garage

The double garage has been separated into two areas comprising of...

Garage Area

18' 9" x 9' 3" (5.71m x 2.82m)
Accessed by a roller door and with power and light.

Playroom/ Office

13' 1" x 8' 3" (3.99m x 2.51m)
Doors to the front and side and a double glazed window.

Gym/Bedroom

18' x 13' (5.49m x 3.96m)
An external staircase to the side of the garage leads to the gym/bedroom with three velux windows, power and light.



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welcome to

Ends Well Farm House Gainsborough Road, Bole RETFORD

- Superb four bedroom detached home
- Positioned on a wrap around plot allowing countryside views
- Extensive and well presented internal accommodation
- Spacious attic room with a luxury ensuite bathroom
- Double Garage with an office above, gated parking for several vehicles

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of
£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD109640 - 0008

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