



**Chumbelley Cottage Town Street, Clayworth Retford DN22 9AD**



**welcome to**

**Chumbelley Cottage Town Street, Clayworth Retford**

This is a CHARMING three double COTTAGE dating back to the 19th Century. Spacious accommodation and filled with character throughout. Gated off street parking, double garage and wonderful rear gardens overlooking countryside. Positioned in the much regarded canalside village of Clayworth



### Entrance Hall

Stairs lead to the first floor.

### Sitting Room

20' 2" x 14' 11" max ( 6.15m x 4.55m max )

An open fire inset into the chimney breast, beamed ceiling and two central heating radiators. Double glazed window to the front and double glazed bow window to the rear.

### Dining Room/Play Room

20' 2" max x 11' 11" max ( 6.15m max x 3.63m max )

A split level room with an open fire place, beamed ceiling and two central heating radiators. Double glazed window to the front and a double glazed door to the rear.

### Cloakroom

Fitted with a w.c and a wash hand basin. Tiled flooring, central heating radiator and a double glazed window.

### Living Kitchen

25' max x 20' 4" max ( 7.62m max x 6.20m max )

This superb space is ideal for family living and entertaining. The kitchen area is fitted with navy shaker style wall and ase units, complementary work surfaces, splash back tiling and one and a half and drainert There is also central island unit with storage plus an integrated dishwasher and space for range cooker. The sitting area has an open fireplace with fitted storage to either side. Central heating radiator and two double glazed windows to the front elevation.

### Utility Room

12' 9" x 7' 10" ( 3.89m x 2.39m )

Fitted with base units, complementary work surfaces, complementary flooring and shoe cupboard. Space for appliances including a washing machine, dryer and fridge freezer. Housing the oil fired central heating boiler and two double glazed windows to the rear.

### Garden Room/ office

12' 7" x 9' 6" ( 3.84m x 2.90m )

Central heating radiator, four double glazed window and double glazed french doors to the rear.

### Landing

Staircase leading to the landing.

### Bedroom One

14' 11" x 12' 2" ( 4.55m x 3.71m )

Central heating radiator and a double glazed window.

### Bedroom Two

12' x 11' 10" ( 3.66m x 3.61m )

Central heating radiator, fitted storage and a double glazed window.

### Bedroom Three

14' 8" x 7' 4" ( 4.47m x 2.24m )

Central heating radiator and a double glazed window.

### Bathroom

11' 10" x 7' 4" ( 3.61m x 2.24m )

Fitted with a bath, a wash hand basin with units below and a shower cubicle. Airing cupboard, central heating radiator and a double glazed window to the rear.

### Separate Wc

Fitted with a wc, tiled flooring and double glazed window.

### Exterior

Generously lawned garden to the rear with open views to the rear, mature plants and shrubs. Enclosed with rear and side fencing and side wall.

### Double Garage

18' 5" x 18' 4" ( 5.61m x 5.59m )

Detached brick built garage with electric roller door, power and light.

### Wood Store

### Garden Store

Three gardens stores with power and light.

### Parking

An electric gated gravel driveway to the side leads to the garage.



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## Chumbelley Cottage Town Street, Clayworth Retford

- Beautifully appointed three bedroom cottage
- Dating from the 19th century - many original features
- Beamed ceilings, open fireplaces
- Beautiful rear gardens
- Electric gated driveway leading to the double garage

Tenure: Freehold EPC Rating: E

Council Tax Band: E

# £450,000



Please note the marker reflects the  
postcode not the actual property

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william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**