

# property details **approval form**

47 St. Johns Drive, Clarborough, Retford, Nottinghamshire, England, DN22 9NN

**Date:** 22 March 2025

**Property Ref and Version:** RFD109913 - 0002

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 10-12 Grove Street, RETFORD, Nottinghamshire, DN22 6JR

**T** 01777 704248 **E** retford@williamhbrown.co.uk

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## >> **room description**

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## >> **price**

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£255,000

Tenure: Freehold

## >> **key features**

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- > Four bedroom detached family property
- > Superb open plan living and dining room, generous conservatory
- > Modern fitted bathroom and kitchen
- > Attractive gardens, open views to the rear
- > Great village location, local primary school and amenities
- > EPC Rating: Awaited

## >> **short description**

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This is a superbly appointed and spacious four bedroom detached home situated in the popular canalside village of Clarborough which has great local amenities and primary school. Allowing OPEN VIEWS to the rear, attractive gardens, driveway and garage.

## >> **long description**

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Positioned in the lovely canalside of Clarborough with amenities including a country pub, a post office and well stocked spar. There is also a highly regarded village primary school and a regular bus service. Further amenities in the Georgian market town of Retford are accessed in under 5 miles. Retford offers a wealth of facilities including supermarkets, shops, boutiques, popular restaurants and pubs and even a monthly farmers market which offer local produce for sale in the busy market square. There is also an award winning town park, Kings Park which has both the River Idle and the chesterfield canal running through it as well as a children's play park, rose garden, small café and bowling green

For commuters there is a rail link to London from Retford rail station in just 1hr 25 minutes as well as many other major UK cities. The A1 motorway is accessed in under 8 miles.

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## **Entrance Hall**

Under stairs storage, laminate flooring and central heating radiator.

## **Cloakroom**

Fitted with wc, wash hand basin, complementary flooring and double glazed window.

## **Lounge Diner**

22' x 12' 6" ( 6.71m x 3.81m )

Feature fire surround with living flame gas fire, central heating radiator, double glazed patio doors and double glazed picture window.

## **Kitchen**

12' 4" x 7' 2" ( 3.76m x 2.18m )

Fitted with a range of white wall and base units, complementary work surfaces and stainless steel sink and drainer unit. Integrated appliances including extractor hood and dishwasher. Space for electric cooker, washing machine and fridge freezer. Central heating radiator and double glazed window.

## **Conservatory**

12' x 7' 11" ( 3.66m x 2.41m )

Electric panel heater, double glazed window and double glazed door.

## **Landing**

Staircase leading to the landing with access to boarded out loft area via ladder.

## **Bedroom One**

12' 8" x 11' 1" ( 3.86m x 3.38m )

Modern decor with central heating radiator and double glazed window.

## **Bedroom Two**

10' 7" x 9' 6" ( 3.23m x 2.90m )

Modern decor with central heating radiator and double glazed window.

## **Bedroom Three**

12' 11" x 8' 3" ( 3.94m x 2.51m )

Modern decor, central heating radiator, double glazed window and double glazed door onto the balcony.

## **Bedroom Four**

10' 4" x 8' 10" ( 3.15m x 2.69m )

Neutral decor, central heating radiator and double glazed window.

## **Bathroom**

7' 9" x 6' 10" ( 2.36m x 2.08m )

Fitted with three piece suite with shower over the bath and splash back tiling. Complementary flooring, heated towel

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rail and double glazed window.

### **Front Garden**

Lawned front garden area.

### **Rear Garden**

Lawned rear garden with paved patio area all enclosed by fencing and gated.

### **Parking**

Block paved driveway leading to the garage.

### **Garage**

Integral single garage.

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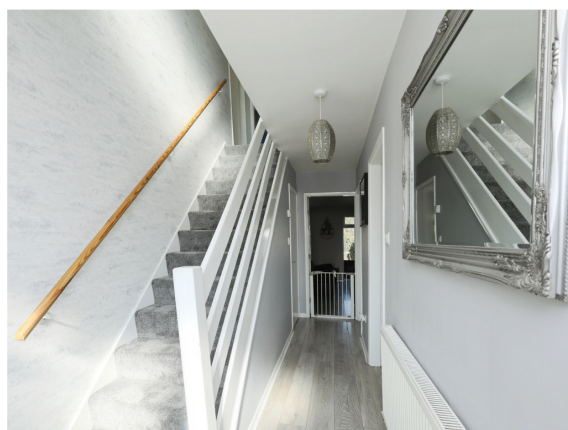
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## >> **property images**



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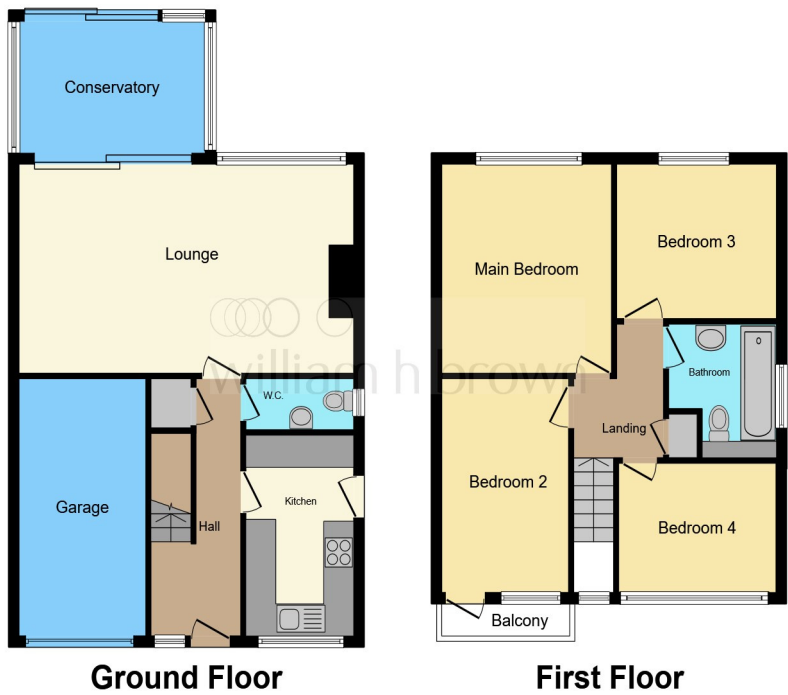




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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Sarah Kettlewell		
Mr P. Conway		