



Idle Valley Road, RETFORD DN22 7YZ

welcome to

Idle Valley Road, RETFORD

Occupying one of the most enviable positions on the development, this beautiful family home enjoys open views overlooking adjoining countryside and the River Idle. Externally the landscaped gardens, double garage plus a private driveway for four cars make this executive home truly exceptional!



Entrance Hall

A composite door leads to the spacious and inviting hallway with stairs to the first floor, storage cupboard, central heating radiator.

Cloakroom

Fitted with wc, wash hand basin with vanity unit, extractor fan, central heating radiator and double glazed window to the side.

Lounge

12' 10" x 18' 5" (3.91m x 5.61m)

A light and airy living space opening into the kitchen and dining area. Coving to the ceiling, feature fire surround with a contemporary bioethanol fire inset, central heating radiator and double glazed bi-fold doors to the rear.

Kitchen/Dining Room

16' 3" max x 24' 2" (4.95m max x 7.37m)

A beautiful light and spacious kitchen and dining area. Fitted with an extensive contemporary range of wall and base units, complementary work surfaces and sink and drainer unit. Large island with integrated gas hob and extractor above plus an integrated double Bosch oven and integrated Bosch fridge freezer and dishwasher
Two central heating radiators, double glazed window to the front and side plus double glazed bi- fold doors opening out onto the rear garden.

Utility Room

7' 5" x 8' 6" (2.26m x 2.59m)

Fitted with base units, complementary work surfaces and a stainless steel sink and drainer unit. Extractor fan, central heating boiler, plumbing for washing machine and space for dryer. Central heating radiator and double glazed window to the front.

Landing

Staircase leading to the landing with central heating radiator.

Master bedroom

10' 7" to wardrobe x 13' plus recess (3.23m to wardrobe x 3.96m plus recess)
Fitted wardrobes to one wall, central heating radiator and double glazed full length picture window overlooking the rear garden.

Ensuite

Fitted a freestanding bathtub, wash hand basin and w.c. set into a wall hung vanity unit and a shower cubicle. Spotlights to the ceiling, heated towel rail and obscure double glazed windows.

Bedroom Two

13' 2" including wardrobe x 8' 10" (4.01m including wardrobe x 2.69m)
Fitted wardrobes, central heating radiator and a double glazed window to the front.

Bedroom Three

12' 11" plus wardrobe x 7' 1" (3.94m plus wardrobe x 2.16m)
Fitted wardrobe, central heating radiator and a double glazed window to the rear.

Bedroom Four

10' 11" plus wardrobe x 8' 8" (3.33m plus wardrobe x 2.64m)
Built in wardrobe, central heating radiator and a double glazed window.

Principle Bathroom

Fitted with freestanding bathtub, wash hand basin set into a vanity unit and a walk in shower.
Spotlights, chrome towel rail, fully tiled walls and floor and double glazed window to the front.

Exterior

To the front are landscaped lawned gardens fronted and enclosed by dwarf hedge. To the rear are landscaped gardens with a paved patio seating area, trees, plants and shrubs. The gardens are enclosed by fence and gated

Driveway

Double block paved driveway to the rear providing parking for four cars and with an EV charging point.

Double Garage

17' 11" x 17' 9" (5.46m x 5.41m)

Double garage with power and light.

Solar Panels

Owned solar panels and battery system



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welcome to

Idle Valley Road, RETFORD

- Executive style four double bedroom detached family home
- Luxury and high specification accommodation throughout
- Spacious kitchen/dining room opening out to the living area
- Master bedroom with ensuite and a further principle bathroom
- Double driveway and a double garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109736 - 0008

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