



**Eastfield Meadow Gainsborough Road, North Wheatley
Retford DN22 9EG**

welcome to

Eastfield Meadow Gainsborough Road, North Wheatley Retford

A superb home where space meets sophistication, with light-filled interiors designed to accommodate modern family life. Finished to an exacting standard throughout with luxury fixtures and fittings and positioned on an exclusive development in the highly sought after village of North Wheatley.



Entrance

A contemporary composite door leads to the commanding entrance and reception area. providing a striking welcome to this superb residence. Downlights, cloaks cupboard and a modern glass staircase rising to the first floor. Featuring high quality tiled flooring with underfloor heating, which continues the living kitchen and dining area.

Living Kitchen And Dining Area

36' 8" max x 34' 4" max (11.18m max x 10.46m max)

The expansive open-plan kitchen, dining, and living area opens seamlessly to a generous rear garden, creating a perfect space for entertaining or quiet relaxation. The exquisite kitchen is fitted with a comprehensive range of luxury high-gloss wall and base units. The kitchen features an extensive range of high quality integrated appliances including double built in ovens, microwave with a warming drawer, full height fridge and freezer and an induction hob with a ceiling extractor above. There is a central island unit with a stainless steel sink and drainer with a mixer tap and breakfast bar plus an integrated wine and drinks cooler, spotlights to the ceiling and bi-fold double glazed doors. The kitchen flows into the spacious living and dining area with two double glazed windows and further double glazed bi-folding doors to the rear allowing an abundance of light into this superb space.

Lounge

23' x 17' (7.01m x 5.18m)

The luxury continues in this extensive living area, the main focal point being a feature driftwood effect living flame gas fire and media wall with shelved recesses either side. There are bi-folding double glazed doors leading to the rear garden, spotlights to the ceiling and high quality tiling with underfloor heating.

Ground Floor Cloakroom

Fitted with a high specification wall mounted wash hand basin and w.c. Fully tiled walls and flooring, heated towel rail, spotlights and an extractor fan.

Study/Play Room

11' 7" x 8' 11" (3.53m x 2.72m)

This versatile space offers a multitude of uses including a home office, play/games room, study, snug or even an additional bedroom. Double glazed window, spotlights and underfloor heating.

First Floor Landing

The glass staircase leads to a bright and spacious landing with a feature glass balustrade, double glazed window, central heating radiator, spotlights to the ceiling and loft access.

Master Bedroom

15' 1" to wardrobe's front x 14' extending to 20' 7" (4.60m to wardrobe's front x 4.27m extending to 6.27m)

A luxurious principal suite with a double glazed window to the rear, spotlights to the ceiling, central heating radiator and wall lights and a dressing area with Nankivells fitted wardrobes extending the full width and height of one wall.

Ensuite Bathroom

This stylish luxury en suite incorporates a freestanding bath with mixer tap and separate walk-in rainfall shower, double wall hung vanity basin and w.c. Fully tiled Porcelenosa walls and flooring, heated towel rail, integrated TV, and a obscure double glazed windows to the rear.

Bedroom Two

16' 2" max x 12' max to rear of wardrobes (4.93m max x 3.66m max to rear of wardrobes)

Fitted Nankivells four door wardrobes, double glazed window to the rear and a central heating radiator.

Ensuite Shower Room

Fitted with a shower cubicle with a rainfall shower, wash hand basin and a w.c. Fully tiled Porcelenosa walls and flooring and a heated towel rail.

Bedroom Three

17' 1" max x 9' 10" max to rear of wardrobes (5.21m max x 3.00m max to rear of wardrobes)

Fitted Nankivells wardrobes, two double glazed windows to the front and a central heating radiator.

Bedroom Four

12' 10" max x 8' 9" max to rear of wardrobes (3.91m max x 2.67m max to rear of wardrobes)

A further double room with fitted Nankivells wardrobes, double glazed window to the front and a central heating radiator.

Principle Bathroom

Fitted with a luxury Porcelnosa bathroom suite comprising of a double ended bath, dual wall hung vanity wash hand basin and a wall hung w.c. Fully tiled walls and flooring, spotlights to the

ceiling, two heated towel rails and an obscure double glazed window to the sides

Exterior

The grounds of the property are fronted by low wall and contemporary fencing with double electric gates leading to an extensive stone paved driveway providing ample parking to several vehicles and leads to the double garage. There is a landscaped lawn area and a garden path leading to the side and rear.

To the rear of the property is substantial landscaped lawned gardens with an Indian stone paved patio area with a brick built outdoor kitchen with a bbq area with slate tops, built in storage below wood fired pizza oven and a wood store. The gardens are enclosed by fence and gated to each side.

Integral Double Garage

Accessed via two remote controlled electric roller doors to a spacious integral garage with a rear courtesy door, plumbing and space for two washing machines and a dryer, power, lighting and central heating boiler. Stairs lead to the first floor guest suite.

Guest Suite

21' 8" max x 14' 5" max (6.60m max x 4.39m max)

Two double glazed dormer windows, two double glazed velux windows and a central heating radiator. Open into the luxury ensuite.

Ensuite

Wetroom shower cubicle with a rainfall shower, wash hand basin and a w.c and Porcelnosa tiling.

Outdoor Bar

18' 4" x 15' 1" (5.59m x 4.60m)

Ideally positioned next to the open kitchen. An open timber- built construction with a tiled roof. Timber bar with optics and a TV and a hot tub area.

Summer House

18' 3" x 14' 10" (5.56m x 4.52m)

A timber- built summer house offering a multitude of uses. Double glazed sliding doors and vertical windows, air conditioning, TV, power, lighting, ceiling lights and laminate flooring.



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welcome to

Eastfield Meadow Gainsborough Road, North Wheatley Retford

- Five double bedroom luxury home perfectly positioned on an exclusive development
- Spacious and serene open-plan living with luxury fixtures and fittings, bi-fold doors, and underfloor heating
- Principle bedroom with en suite bathroom plus guest en suite to bedroom two
- Luxury principle bathroom suite with a wet room style shower
- Stunning landscaped grounds with an outdoor bar, kitchen and BBQ area. Timber summer house

Tenure: Freehold EPC Rating: B

Council Tax Band: F

£750,000



Please note the marker reflects the postcode not the actual property

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