



7 Folly Nook Park
Ranskill, Retford



Exterior and Gardens

7 Folly Nook Park sits towards the end of an exclusive cul-de-sac on a private plot that is bordered to the front by metal estate fencing. To the front of the property, there is a sizeable resin driveway that provides parking for several vehicles and has a lawn and gravelled border to one side. Access can be gained to the integral double garage. Stone flagged paths lead from Folly Nook Park and the driveway to the main entrance door. Also, to the front are two lawned areas and an external power point.

From the driveway, a stone flagged path, with exterior lighting and a water tap, leads down the right side of the property where a timber pedestrian gate opens to the rear.

A Stunning Four Bedroomed Home
within an Exclusive Cul-de-Sac





Welcome to 7 Folly Nook Park

Welcome to exceptional modern living at 7 Folly Nook Park. Constructed to a high specification in 2022, this exquisite four bedroomed detached residence sits within an exclusive cul-de-sac and offers generous accommodation that is immaculately presented throughout.



An inviting entrance hall awaits with a glazed oak staircase featuring an oak wine cabinet behind glazed double doors. The heart of the home is the wonderful open plan living kitchen that is filled with natural light and provides areas for relaxing, dining and cooking. The stylish kitchen incorporates quartz work surfaces, a boiling and filtered water tap and a range of integrated appliances, many of which are Neff. Two separate sets of external doors connect with a stone seating terrace, allowing flexibility for indoor and outdoor living.

An exceptionally spacious lounge is the perfect place to relax, whilst the office provides a fabulous environment for studying or working from home. Off the entrance hall is a further hallway leading to a well-equipped utility room, integral double garage and a staircase rising to the fourth bedroom, which presents an ideal suite for housing guests with an en-suite shower room.

Accessible from the main landing are the remaining three double bedrooms, including a luxurious master bedroom suite. Sumptuously appointed, the master bedroom is very generously proportioned and comprises a dressing room with extensive fitted furniture and a high-quality en-suite shower room.

A calming oasis can be found to the rear of the home. A beautifully landscaped garden encompasses multiple areas such as two timber decked patios, decorative planted borders, a greenhouse and even space for outdoor cooking.

7 Folly Nook Park is located in the village of Ranskill where there is a primary school, a public house and shops. The popular market town of Bawtry, which is well-known for its host of restaurants, bars and boutique shops, is under 20 minutes away by car. A short drive away is Blyth, which offers additional amenities. Worksop and Retford are accessible in under 20 minutes, each with their own train stations with fast journeys to London from Retford, supermarkets and a many shopping facilities. There are a range of private schools available nearby, including Elizabethan Academy, Wellow House School and Worksop College and Ranby House. Within the surrounding localities are a range of outdoor attractions, including Serlby Park Golf Course, Stirrup Hall Golf & Country Club and Langold Country Park.



Beautiful, Spacious Accommodation Set over Two Floors, Thoughtfully Designed for Family Living and Crafted to a High Standard in 2022

The property briefly comprises of on the ground floor: Entrance hall, lounge, office, WC, living kitchen, inner hallway, utility room and integral double garage.

On the first floor: Main landing, bedroom 2, bedroom 2 en-suite shower room, family bathroom, bedroom 4, bedroom 3, master bedroom, master dressing room and master en-suite bathroom. Secondary landing, bedroom 4 and bedroom 4 en-suite shower room.

Ground Floor

A composite entrance door with a double glazed panel and matching side panels opens to the:

Entrance Hall

A welcoming entrance hall with recessed lighting and timber effect flooring with under floor heating and an inset mat well. The focal feature of the entrance hall is the wine cabinet which has double glazed doors, wine racks, shelving and LED lighting. Double oak doors with glazed panels open to the lounge. Oak doors also open to the office, WC, inner hallway and living kitchen.

Lounge

30'10 x 14'0 (9.39m x 4.26m)

An exceptionally spacious reception room with a front facing UPVC double glazed window with fitted shutters, recessed lighting, wall mounted light points, Toshiba hot/cold air conditioning unit, TV/aerial/data point and under floor heating. The focal point of the room is the log effect gas fire with a granite hearth. Double UPVC doors with double glazed panels open to the rear of the property.

Office

13'1 x 9'10 (4.00m x 3.00m)

A versatile room for studying or working from home. Having a front facing UPVC double glazed window with fitted shutters, recessed lighting and timber effect flooring with under floor heating. There is also a large bookcase, which is negotiable.

WC

Having a side facing UPVC double glazed obscured window with a fitted shutter, recessed lighting, extractor fan and timber effect flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, a tiled splash back and storage beneath.

Living Kitchen

24'10 x 24'1 (7.56m x 7.33m)

A beautiful open plan space, creating ease for everyday living. Having a UPVC double glazed lantern roof with a fitted solar blind and LED lighting, recessed lighting, pendant light point, extractor fan, built-in ceiling speakers, hot/cold air conditioning unit and timber effect flooring with under floor heating. There is space/provision for a wall mounted television and the electric log fire is negotiable. The kitchen

includes a range of fitted base/wall and drawer units, incorporating a quartz work surface, upstands, tiled splash backs, under-counter lighting and an inset 1.5 bowl sink with a chrome mixer tap that has boiling and filtered water functions. A central island provides additional storage and incorporates a matching quartz work surface that extends to provide space for four chairs. The integrated appliances include a Neff Flex induction hob with a built-in downdraft extractor, two Neff Slide-and-Hide fan assisted ovens, two Neff deep warming drawers, Neff microwave, Neff coffee machine, Lamona dishwasher and a Lamona wine cooler. There is space/provision for an American style fridge/freezer. Double UPVC doors with double glazed panels and a separate set of aluminium bi-folding doors with double glazed panels open to the rear seating terrace.

From the entrance hall, an oak door opens to the:

Inner Hallway

Having a front facing UPVC double glazed window with fitted shutters, recessed lighting and timber effect flooring with under floor heating. Oak doors open to the utility room, under-stairs storage cupboard and integral double garage. Three oak doors also open to separate cloaks cupboards with fitted rails and shelving.

Utility Room

Having recessed lighting, extractor fan and timber effect flooring with under floor heating. There is a range of fitted base and wall units, incorporating matching quartz work surfaces, upstands, a tiled splash back and an inset 1.0 bowl sink with a chrome mixer tap. The integrated appliances are by Lamona and include a washing machine, tumble dryer and a full-height fridge/freezer. A composite door with a double glazed panel opens to the rear of the property.

Integral Double Garage

24'7 x 20'9 (7.50m x 6.32m)

Having an electric up-and-over door, light, power and an EV charging point. The garage houses the Ideal boiler, hot water cylinder and water softener and filter.

From the inner hallway, a staircase with timber hand rails and balustrading rises to the:

First Floor

Secondary Landing

Having a side facing UPVC double glazed window and recessed lighting. An oak door opens to bedroom 4.

Bedroom 4

16'2 x 12'10 (4.94m x 3.92m)

A well-proportioned double bedroom incorporating Velux roof windows with fitted blinds, recessed lighting, central heating radiator and a TV/aerial/data point. An oak door opens to the bedroom 4 en-suite shower room and access can also be gained to eaves storage.



Living Kitchen
24'10 x 24'1 (7.56m x 7.33m)

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An Outstanding Living Kitchen,
Filled with Natural Light...







Lounge
30'10 x 14'0 (9.39m x 4.26m)

An exceptionally spacious reception room with a front facing UPVC double glazed window with fitted shutters, recessed lighting, wall mounted light points, Toshiba hot/cold air conditioning unit, TV/aerial/data point and under floor heating. The focal point of the room is the log effect gas fire with a granite hearth. Double UPVC doors with double glazed panels open to the rear of the property.





This Wonderful Home has Convenient Access to a Range of Popular Localities, Including Retford, Bawtry and Blyth

Bedroom 4 En-Suite Shower Room

Having a side facing UPVC double glazed obscured window with a fitted shutter, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a RAK Ceramics wash hand basin with a chrome mixer tap, a tiled splash back and storage beneath. To one wall, there is a fully tiled shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Ground Floor Continued

From the entrance hall, an oak staircase with a hand rail, glazed balustrading and under-stairs storage cupboard rises to the:

First Floor

Main Landing

Having a front facing UPVC double glazed window with fitted shutters, feature pendant light point, recessed lighting and a central heating radiator. Oak doors open to bedroom 2, family bathroom and bedroom 3. Double oak doors also open to the master bedroom.

Bedroom 2

12'8 x 11'0 (3.86m x 3.35m)

A generously-sized double bedroom with a rear facing UPVC double glazed window, recessed lighting, central heating radiator and a TV/aerial/data point. An oak door opens to the bedroom 2 en-suite shower room. Access can also be gained to a loft space.

Bedroom 2 En-Suite Shower Room

Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, illuminated vanity mirror, chrome heated towel rail and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a RAK Ceramics wash hand basin with a Bristan chrome mixer tap, a tiled splash back and storage beneath. There is also a shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen/door.

Family Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured window with fitted shutters, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There is a suite in white,

which comprises of a low-level WC and a RAK Ceramics wash hand basin with a Bristan chrome mixer tap and storage beneath. Also having an inset bath within a tiled surround with a chrome mixer tap. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

13'1 x 10'2 (4.00m x 3.10m)

Another spacious double bedroom with a front facing UPVC double glazed window with fitted shutters, recessed lighting, central heating radiator and a TV/aerial/data point.

Master Bedroom

20'3 x 14'0 (6.18m x 4.27m)

A sumptuous bedroom suite with a side facing UPVC double glazed window, recessed lighting, ducted hot/cold air conditioning vents, central heating radiator and a TV/aerial/data point. Double UPVC doors with double glazed panels open to a Juliet balcony overlooking fields. Oak doors open to the master dressing room and master en-suite bathroom.

Master Dressing Room

14'0 x 10'2 (4.27m x 3.10m)

An extremely well-appointed dressing room with a front facing UPVC double glazed window with fitted shutters, recessed lighting and a central heating radiator. There is a range of fitted furniture, incorporating LED lighting, short/long hanging, shelving, shoe racks and a vanity table with a drawer and a fitted mirror. In the centre of the room is a fitted seating booth with two upholstered benches that have integrated drawers.

Master En-Suite Bathroom

Being fully tiled and having a rear facing UPVC double glazed window, recessed lighting, extractor fan, chrome heated towel rail, illuminated vanity mirror and under floor heating. There is a RAK Ceramics suite in white, which comprises of a low-level WC, a bidet with a chrome mixer tap and a vanity unit, incorporating two wash hand basins with chrome mixer taps, a quartz work surface, Swarovski handles and storage. To one corner, there is a large walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.

Entrance Hall

A welcoming entrance hall with recessed lighting and timber effect flooring with under floor heating and an inset mat well. The focal feature of the entrance hall is the wine cabinet which has double glazed doors, wine racks, shelving and LED lighting. Double oak doors with glazed panels open to the lounge. Oak doors also open to the office, WC, inner hallway and living kitchen.





Master Bedroom
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A Luxurious Master Bedroom Suite
with an En-Suite and Dressing Room





Master Dressing Room

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Bedroom 2 En-Suite Shower Room

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Family Bathroom

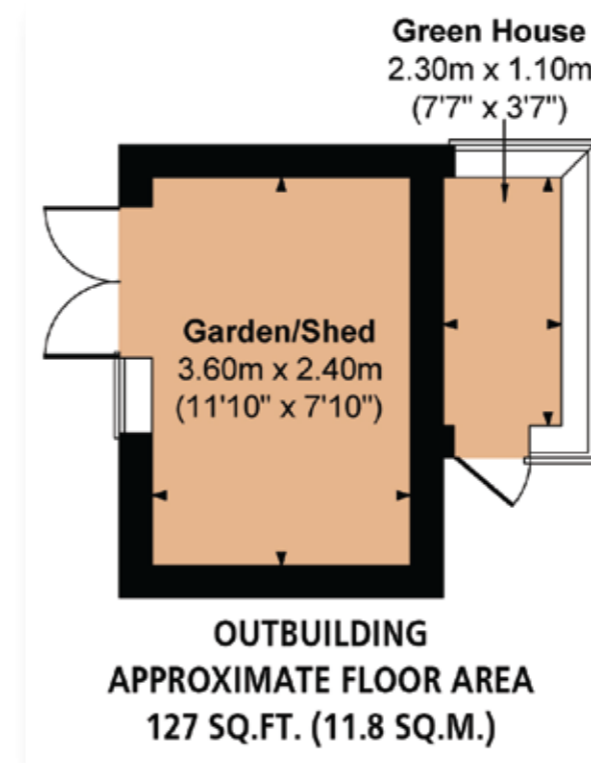
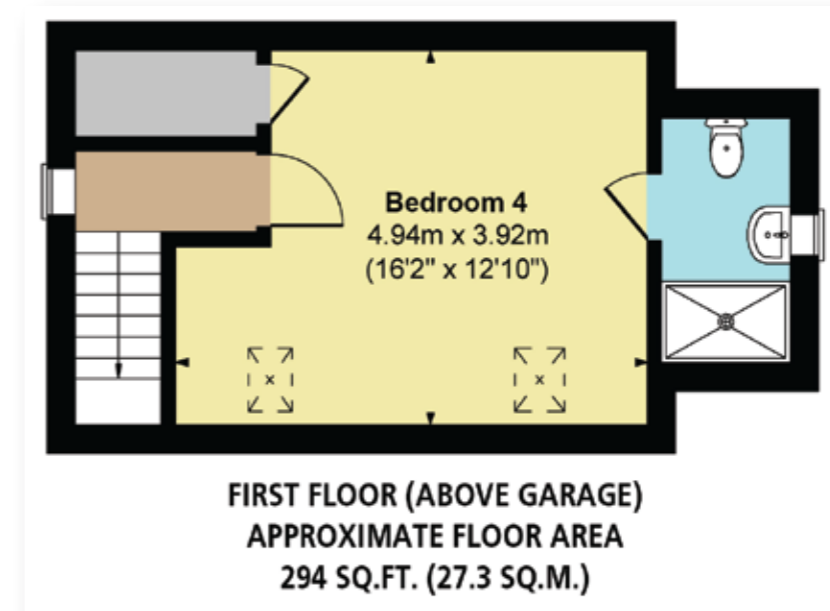
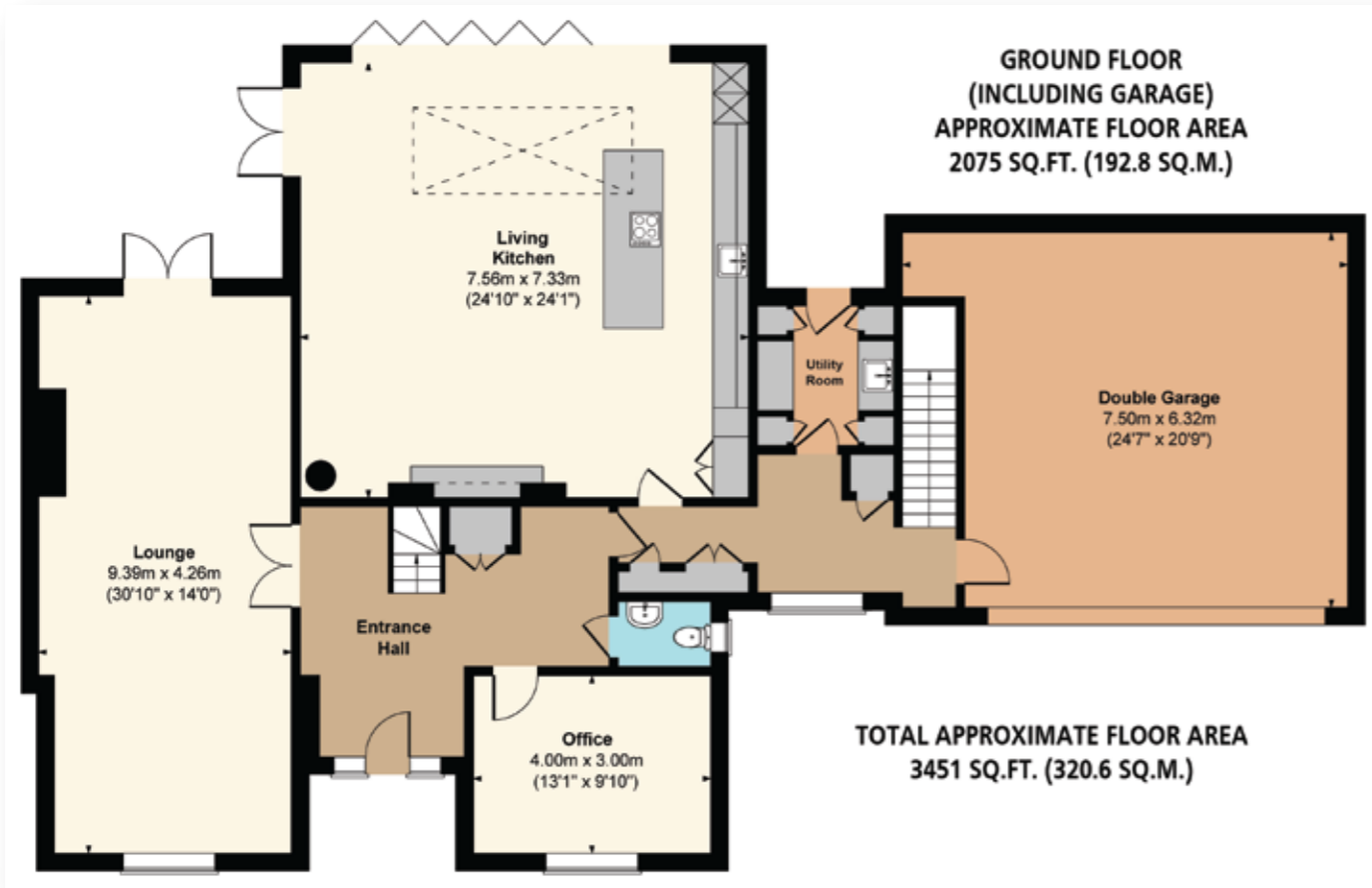
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Bedroom 4 En-Suite Shower Room

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens

To the rear, there is a stone flagged path which follows the rear elevation with exterior lighting, an external power point, a water tap and a timber structure currently used as an area for outdoor cooking. Access can be gained to the utility room. There is also a greenhouse, bin store and a square gravelled area.

Greenhouse

7'7 x 3'7 (2.30m x 1.10m)

Perfect for those with an interest in gardening and having a glazed roof, glazed panels and an access door.

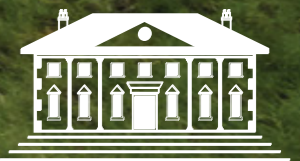
From the path, access is gained to a timber decking that houses a shed.

Shed

11'10 x 7'10 (3.60m x 2.40m)

Providing useful storage with double timber access doors, glazed panels, light and power.

Steps lead down from the decking to a lawned garden with three trees, a stepping stone path with gravelled edging and a raised gravelled patio. This area of the garden has been cleverly sectioned by trellis fencing and is bordered by timber fencing. A timber archway on the lawn and a stone flagged path lead to a continuation of the garden. A stone flagged seating terrace wraps around the living kitchen, presenting ample space for comfortable seating with exterior lighting and an external power point. Access can be gained to the living kitchen and lounge. Beyond the terrace is another garden that is mainly laid to lawn containing raised gravelled borders with mature planting and a timber decked terrace that currently has a pavilion which is negotiable. The garden is fully enclosed by timber fencing, affording great privacy and security to this beautiful home.







Standing on a Sizeable Plot,
Boasting Attractive Architecture



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electric, mains water and mains drainage. There is fibre broadband to the premises and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



7 Folly Nook Park

Ranksill, Retford, Nottinghamshire DN22 8FR

Offers in the Region of £895,000