

The background of the image is a light-colored, marbled paper with soft, wavy patterns in shades of grey and white. The text is centered on this background.

*Two*  
Spruce Drive



## WHERE COUNTRY MEETS TOWN

Nestled within the exclusive embrace of Spruce Drive, discover the ultimate in modern family living in one of Retford's most sought-after residential enclaves: Welcome to No. 2, Spruce Drive, a beautifully refurbished family home offering a perfect blend of luxury and comfort.

Tucked behind elegant secure gates, countryside serenity comes with commuter convenience, a mere ten-minute stroll from the heart of Retford, with walks unfurling from the doorstep.





Ideally situated for families, No. 2, Spruce Drive is in the catchment area for top-rated primary schools with easy bus route access to the local secondary schools.

Parking can be found to the front along the driveway and also within the double garage, with an electric door. Additional parking is available down the side, whilst external lighting provides additional security after dusk.

A handsome home, with its Tudor-esque gable and neat front lawn, built in 2002, and peacefully situated on the cusp of the conservation area, No. 2, Spruce Drive has been thoroughly renovated and refurbished, furnished with brand new bathrooms, fully redecorated and extended in 2023.

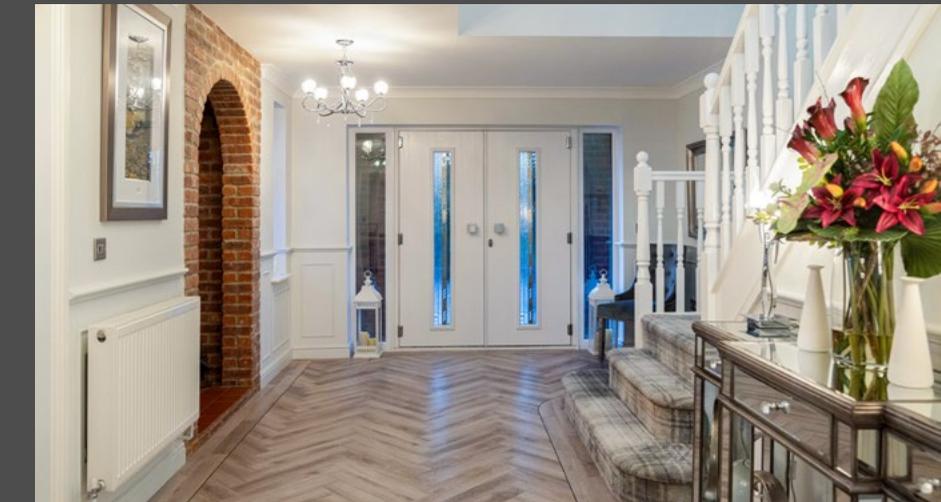




## AN ENCHANTING ARRIVAL

Making your way indoors via the porch, light streams down from the large pendant light on the landing, and the comforting contemporary feel of the home can instantly be felt in the artisan herringbone greyed oak flooring flowing out underfoot.

To the right, a brick archway frames a gas fire, with soft grey panelled walls adding character and charm. The office, with shuttered windows overlooking the driveway, is perfect for working from home or as a formal dining room. Double doors lead into the sitting room, creating a seamless flow for entertaining. The nearby cloakroom features elegant tiling, a washbasin, and a WC.





## RELAX & UNWIND

Serene shades of white and grey create a light and airy ambience in the sitting room, where part panelling features to the walls once again for a formal feel.

Hard-wired for a television, the sleek recessed media wall exemplifies the fresh, contemporary finish of the home, whilst warmth emanates from the real-flame effect fire, remotely controlled so you can adjust the heat and even colour from the comfort of your armchair. Light flourishes in through the deep bay window.





HEART OF  
THE HOME

Make your way from the entrance hall into the epicurean centre of the home: the capacious, contemporary kitchen. A masterpiece of modern design and functionality, the kitchen is fully equipped with top-of-the-range appliances, including two fan ovens, a steam oven, a microwave oven and warming drawer. Other appliances include a Bosch full-height fridge freezer, Neff induction hob with a pop-up extractor and an AEG cantilever dishwasher, while an Aqua instant boiling and filter tap adds everyday convenience.





## CULINARY DELIGHTS

Quartz worktops bring a sleek, polished finish, complementing the large waterfall sociable central island with breakfast bar seating, whilst full height cabinetry and deep drawers provide abundant storage.

Flowing effortlessly into the separate dining area, bi-folding doors open onto the patio terrace, with remote-controlled blinds discreetly set within the glazing - perfect for seamless indoor-outdoor living.





## A HAVEN FOR ENTERTAINMENT

Beyond the dining area, a cosy snug features a navy-blue media wall with a real flame effect glass-fronted fire, ideal for relaxing with the family after dinner. The expansive open-plan design enhances the sense of space, effortlessly blending comfort with functionality. Perfect for entertaining, this thoughtfully curated setting allows for seamless movement between dining, lounging, and socialising, ensuring that gathering.

From the kitchen, access the utility room with sink, plumbing for washing machine and dryer, additional storage, and access out into the garden; an ideal boot room entrance when returning home with dogs, connecting on to the garage.





## AND SO TO BED

Ascend the stairs to the landing, where elegant panelling adds depth, and a striking light fitting cascades softly, illuminating the entrance hall with a warm glow.

To the front, the fourth bedroom highlights the spaciousness of the quartet of double bedrooms at No. 2, Spruce Drive, with views stretching over the green. Bathed in natural light, it offers ample space for a king-size bed and furnishings, creating a versatile and inviting retreat.





## INTRODUCING THE MASTER SUITS

Sanctuary awaits in the extended master bedroom, a beautifully proportioned space seamlessly merged with bedroom five to create a truly indulgent dressing room.

Thoughtfully designed fitted furniture provides extensive storage, ensuring an organised and tranquil retreat. Bathed in natural light, this serene bedroom enjoys picturesque views stretching across the garden, offering a perfect place to unwind.





A sense of luxury continues into the gleaming en-suite, where marbled tiling reflects the soft glow of recessed lighting.

A generous double walk-in rainfall shower, framed by sleek glass, invites relaxation, while twin wash basins set within a sophisticated vanity unit offer both practicality and elegance, ensuring every morning starts in style



## A HOME OF ENDLESS POSSIBILITIES

Tucked off the en-suite and equally suited as a peaceful nursery, the former fifth bedroom has been transformed into a stylish dressing room. Furnished with fitted shelving, a sleek dressing table, and built-in wardrobes, it offers ample storage for clothing and accessories. Soft lighting enhances the refined atmosphere, making it a practical yet indulgent space to start or end the day.





Serving the double bedrooms, the modern bathroom is an elegant retreat, designed for both relaxation and convenience. A free-standing oval bath invites long, indulgent soaks, while the sleek waterfall shower provides an invigorating escape.

Dual washbasins set within a refined vanity unit offer ample storage, seamlessly blending practicality with sophisticated design. Above, an LED-lit magnified mirror adds a touch of modern refinement, while polished marbled tiling and contemporary fittings complete the aesthetic, creating a sanctuary of comfort and style.





## ROOM FOR THE FAMILY

Generously proportioned and bathed in natural light, bedroom two is a serene and inviting space. The panoramic window frames picturesque views of the garden, while spotlights above add a subtle touch of character, illuminating the room with warmth. The crisp, neutral décor enhances the sense of openness, creating an effortlessly stylish retreat.

A freshly fitted Jack 'n' Jill marble tiled en-suite with rainfall shower serves both bedroom two and bedroom three





## BEDROOM BLISS

Designed with both style and functionality in mind, bedroom three offers an abundance of storage without compromising on comfort. Built-in wardrobes integrate effortlessly within the space, providing ample room for clothing and essentials while keeping the room uncluttered.

Spacious and thoughtfully designed, this double bedroom ensures both practicality and elegance, making it an ideal setting for everyday living.





EXPLORE YOUR  
GARDEN OASIS

Outside, soak up the sunshine or entertain in the evenings sat on the south-facing terrace, one of two seating areas perfect for alfresco dining. The large lawn is ideal for children's play, whilst two sheds offer space to stash garden furniture in the winter months. Mature borders brim with colour throughout the spring and summer months, a draw for nature.





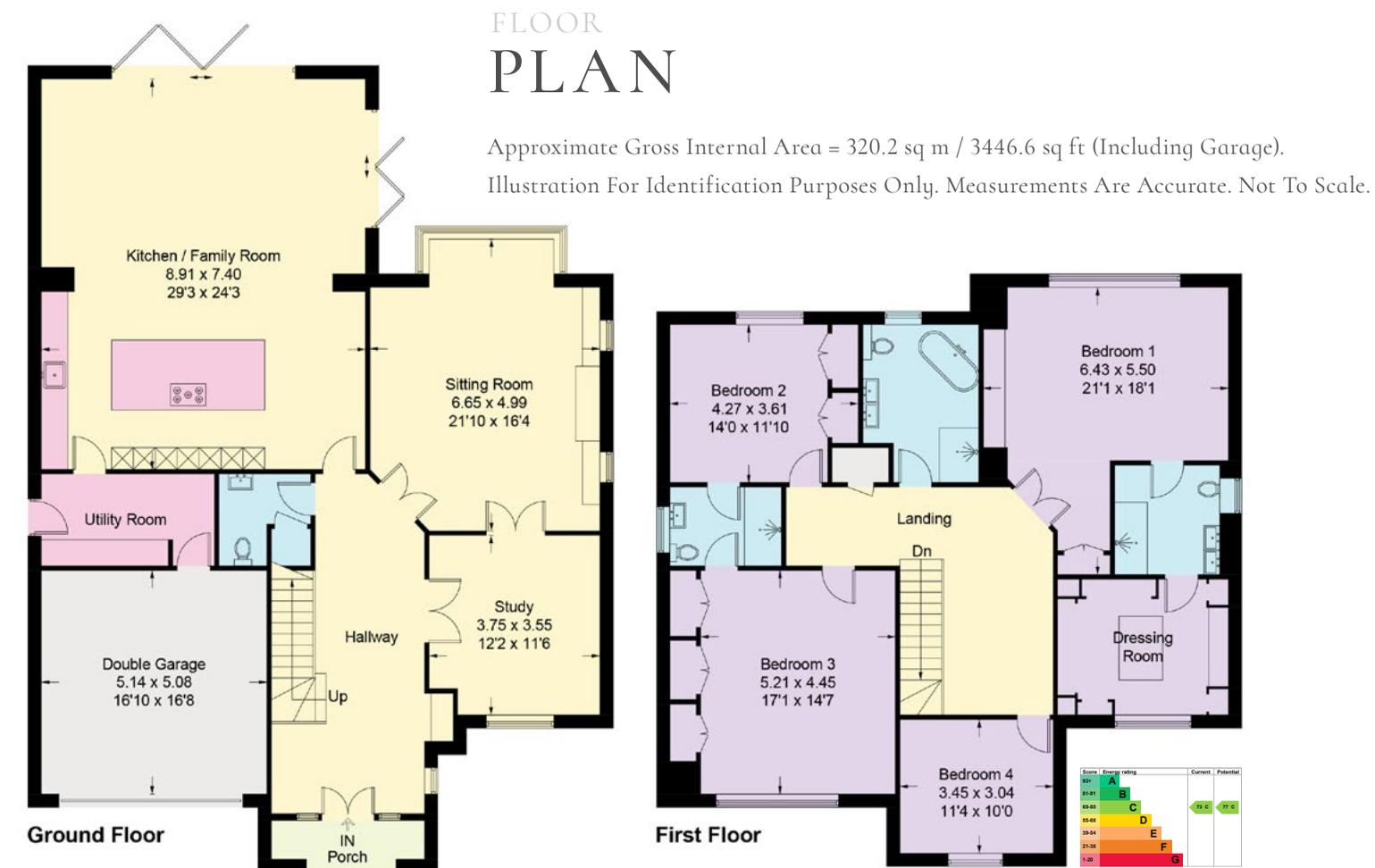
## ON YOUR DOORSTEP

A little way along London Road, you are spoilt for choice for country pubs and restaurants. The Whithouses, recently under new management offers a scrumptious Sunday Lunch, whilst coffee shops and cafés are in abundance.

Rural but not remote, Retford town centre is within around 10-minute walk, with a host of shops and amenities, with rail connections available to London from the train station. It is also only 8 miles to the A1 and onward to motorway links.

Local schools are in plentiful supply, with the independent Worksop College, Ranby House and Wellow Schools commutable from Spruce Drive, whilst Oakham and Uppingham Schools are also accessible, a little further afield.

A home of style, substance, and set in a secure and friendly community, No. 2 Spruce Drive offers more than just a home - it provides a lifestyle. From its thoughtfully redesigned interiors and cutting-edge technology to the warmth of its welcoming neighbours and the charm of the communal Christmas tree on the green, this is a family home where memories are made.



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