

- Approximately 0.75 Acre Plot in Exclusive Development
- Fantastic 5 Bedroom Family Home
- Attached 1 Bedroom Annexe
- 4 Reception Rooms
- 2 En-suites & Family Bathroom
- Utility Room & Ground Floor WC
- Ample Off Street Parking & Car Port
- Generous Private Gardens



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Grange Farm, North Moor Road, Walkeringham, DN10 4LW,
£775,000



Ideally positioned within this exclusive development of only 5 properties, Grange Farm is a beautifully presented 5 bedroomed family residence with an attached 1 bedroom annexe sitting in a peaceful plot of approximately 0.75 acres. Bursting with character and well maintained features including beamed ceilings, feature brickwork and traditional fireplaces, the internal accommodation briefly consists of an impressive master suite (including master bedroom, dressing room and stunning en-suite), 4 further bedrooms, second en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, ground floor WC, utility room, sitting room, dining room, snug and 19ft1 kitchen with island unit opening into a 22ft6 family room, creating a perfect space for entertaining. This property is perfect for multiple generations living together, with the annexe comprising of a modern kitchen, one bedroom, shower room and fantastic 21ft7 living area. Upon approaching the property down a private road you are greeted by a feature brick wall and gated access leading to an area of off street parking for numerous vehicles, garage/workshop and 24f6 car port. The grounds include extensive lawned areas with a range of shrubs/trees, creating a fantastic degree of privacy. Additional benefits include NO ONWARD CHAIN, new CCTV (installed June 2022), new calor gas boiler (fitted July 2022) and easy access to the Walkeringham Primary School which Ofsted highlighted "the harmonious environment, excellent relationships and exemplary behaviour" in their last report. An internal inspection is highly recommended to truly appreciate all this delightful family home has to offer and the plot it sits upon, viewings strictly by appointment only. Contact Starkey&Brown for further details. Council taxband: G. Freehold.



Hall

Having door to front aspect, window to side aspect, door to side aspect, radiator and stairs rising to first floor with understairs storage cupboard.

Kitchen

19' 1" max x 14' 1" max (5.81m x 4.29m)

Having 2 windows to side aspect, beamed ceiling, spotlights, radiator, space for rangemaster 100 oven, wall and base units with work surfaces over, inset sink and drainer unit, island unit, space for fridge freezer, space for additional appliances and separate pantry cupboard with shelving and spotlights. Opening into:

Family Room

22' 6" x 13' 5" (6.85m x 4.09m)

Having windows to side aspect, door to garden, ceiling spotlights, feature brick fireplace with inset log burner and radiator.

Utility

13' 7" x 6' 9" (4.14m x 2.06m)

Having door to rear aspect, window to side aspect, radiator, door to WC, ceiling spotlights, wall and base units with work surfaces over, sink and drainer unit and space for appliances.

Downstairs WC

6' 9" x 3' 3" (2.06m x 0.99m)

Having window to side aspect, radiator, low level WC, wash hand basin and spotlights.

Dining Room

16' 9" x 14' 7" (5.10m x 4.44m)

Having window to front and side aspects, radiator, feature brick fireplace with inset log burner and coved ceiling.

Sitting Room

18' 9" into bay x 16' 0" (5.71m x 4.87m)

Having bay window to rear aspect, window to side aspect, radiator, coved ceiling and feature brick fireplace with log burner inset.

Snug

18' 9" into bay x 12' 1" (5.71m x 3.68m)

Having bay window to rear aspect, window to side aspect, radiator, coved ceiling and feature brick fireplace with log burner inset.

First Floor Landing

Having loft access, window to rear aspect and Velux window.

Master Bedroom

13' 5" x 13' 8" (4.09m x 4.16m)

Having 2 windows to side aspect, radiator, opening to dressing room, steps to en-suite and ceiling spotlights.

Dressing Room

14' 3" x 10' 3" (4.34m x 3.12m)

Having window to front aspect, radiator and spotlights.

En-Suite

9' 10" x 6' 7" (2.99m x 2.01m)

Having window to side aspect, heated towel rail, wash hand basin, low level WC, walk-in shower cubicle and spotlights.

Bedroom 2

16' 1" x 14' 6" (4.90m x 4.42m)

Having windows to rear and side aspects, 2 radiators, feature fireplace and door to:

En-Suite 2

6' 3" x 8' 5" (1.90m x 2.56m)

Having window to side aspects, spotlights, heated towel rail, low level WC, wash hand basin and shower cubicle.

Bedroom 3

12' 0" x 19' 5" (3.65m x 5.91m)

Having windows to front and side aspects, radiator and feature fireplace.

Bedroom 4

12' 0" x 14' 6" (3.65m x 4.42m)

Having windows to rear and side aspects, radiator, feature fireplace and loft access.

Bedroom 5/Office

7' 7" x 8' 5" (2.31m x 2.56m)

Having Velux window, ceiling spotlights and radiator.

Bathroom

8' 10" x 10' 5" (2.69m x 3.17m)

Having window to front aspect, panelled bath with shower over, wash hand basin, low level WC, spotlights and storage cupboard with radiator.

Annexe

Ground Floor Entrance

Having window to side aspect, door to front, radiator and stairs rising to first floor with understairs storage cupboard.

Annexe Kitchen

8' 9" x 6' 7" (2.66m x 2.01m)

Having window to side aspect and spotlights, underfloor heating, wall and base units with worksurfaces over, sink and drainer unit and space for appliances.

Annexe First Floor

Annexe Lounge

16' 3" x 21' 7" (4.95m x 6.57m)

Having 3 Velux windows, window to rear aspect and 2 radiators.

Annexe Bedroom

8' 6" x 10' 1" (2.59m x 3.07m)

Having window to side aspect, spotlights and radiator.

Annexe Shower Room

6' 5" x 9' 7" (1.95m x 2.92m)

Having window to side aspect, heated towel rail, wash hand basin, low level WC, spotlights and walk-in shower.



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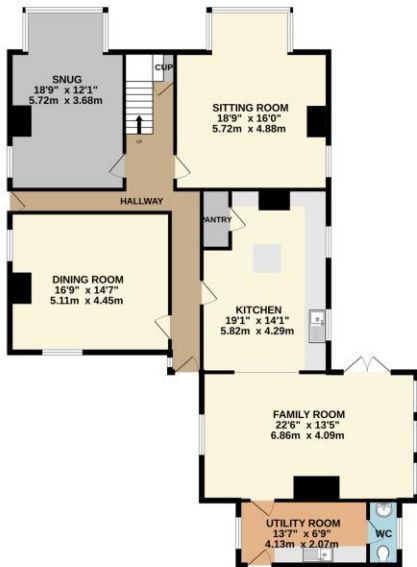


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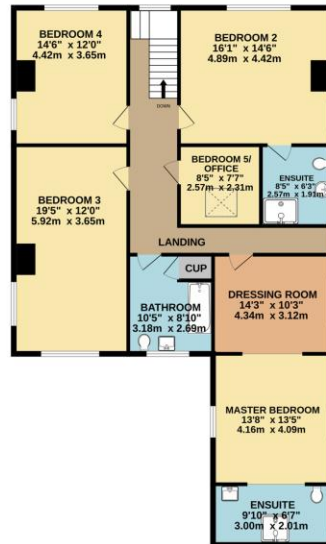


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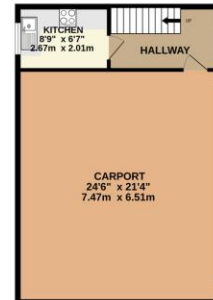
GROUND FLOOR



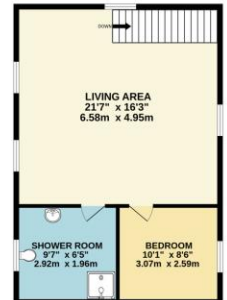
1ST FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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