



**Paddock House Callow Grove, North Wheatley RETFORD DN22
9FB**

welcome to

Paddock House Callow Grove, North Wheatley RETFORD

OPEN DAY 18TH OCTOBER 11AM TILL 1PM Call now to arrange your viewing slot* This is an EXCEPTIONAL four bedroom detached home built in 2022 and positioned in the much regarded village of North Wheatley. Finished to an excellent standard throughout, landscaped gardens with a bespoke summerhouse!



Entrance Hall

Spacious entrance with herringbone Kardean flooring and under floor heating.

Cloakroom

Fitted with wc, wash hand basin with unit below, bathroom cabinet and tiled flooring.

Study

9' 10" x 6' 8" (3.00m x 2.03m)

Double glazed window, under floor heating and herringbone Kardean flooring.

Dining Kitchen

21' x 12' 6" (6.40m x 3.81m)

Fitted with a good range of contemporary wall and base units with quartz work surfaces, 1 1/2 sink and drainer unit and quartz splash back. Integrated appliances including electric oven, induction hob, microwave, fridge and dishwasher. Herringbone Kardean flooring, under floor heating, two double glazed windows and double glazed french doors leading out to the garden.

Utility Room

12' 1" x 8' 7" (3.68m x 2.62m)

Fitted with larder unit and stainless steel sink and drainer. Space for appliances including fridge freezer, washing machine and dryer. Herringbone Kardean flooring with under floor heating.

Lounge

21' 1" x 16' 3" (6.43m x 4.95m)

A light and airy living room fitted with bespoke solid wooden storage to one side, two window seats, four double glazed windows, under floor heating and herringbone Kardean flooring.

First Floor

Landing

Staircase leading to the first floor spacious landing with loft access and traditional central heating radiator.

Master Bedroom

20' 9" max x 16' 2" (6.32m max x 4.93m)

A substantial master suite with sloping ceilings to two sides, bespoke fitted storage, double glazed window and traditional central heating radiator.

En Suite

Fitted with wc, wash hand basin with unit below and shower cubicle with rainfall shower. Fully tiled walls and floors, illuminated mirror, heated towel rail and double glazed window.

Bedroom Two

13' 7" x 10' 6" (4.14m x 3.20m)

Neutral decor, double glazed window and traditional central heating radiator.

En Suite

Fitted with wc, wash hand basin with vanity unit and walk in shower cubicle with rainfall shower. Fully tiled walls and floors, double glazed window, heated towel rail and illuminated mirror.

Bedroom Three

10' 4" x 8' 5" max (3.15m x 2.57m max)

Neutral decor, traditional central heating radiator and double glazed window.

Bedroom Four

9' 8" x 8' 7" (2.95m x 2.62m)

Storage to one wall, traditional central heating radiator and double glazed window.

Bathroom

10' 6" x 5' 9" (3.20m x 1.75m)

Fitted with wc, wall mounted wash hand basin and double ended Victorian style bath. Fully tiled floor and walls, illuminated mirror and heated towel rail.

Parking

Block paved cobblestone double width drive leading to timber car port which is high enough for a motorhome or caravan.

Front Garden

Paved area and gravel area with plants and shrubs, fencing and illuminated.

Rear Garden

Astro turf garden area with stone paved patio which is under illuminated pergola all fenced and gated.

Bespoke Summerhouse

Irregular Shaped Room 11' 10" to mid point x 13' 9" to mid point (3.61m to mid point x 4.19m)

Complementary flooring with double glazed bi fold doors leading to composite decking.

Shed

Irregular Shaped Room 9' 5" to mid point x 9' 10" (2.87m to mid point x 3.00m)

Power and light.



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Paddock House Callow Grove, North Wheatley RETFORD

- **OPEN DAY 18TH OCTOBER 11AM TILL 1PM Call now to arrange your viewing slot***
- Four bedroom, two en-suite detached home built in 2022
- Beautifully presented internal accommodation
- Landscaped gardens with a bespoke summerhouse included!
- Driveway providing parking for three vehicles

Tenure: Freehold EPC Rating: B

Council Tax Band: E



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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