



**Bamburgh House Top Pasture Lane, North Wheatley
RET FORD DN22 9BY**

welcome to

Bamburgh House Top Pasture Lane, North Wheatley RETFORD

****NO UPWARD CHAIN**** This is a COMMANDING five DOUBLE BEDROOM detached family home positioned on a glorious and generous plot in the much regarded village of North Wheatley. Extensive internal accommodation throughout which is both VERSATILE and well presented throughout.



Entrance Porch

Fitted with a cloaks cupboard and a wine rack, laminate flooring and a central heating radiator.

Entrance Hall

Laminate flooring, understairs storage and a central heating radiator.

Cloakroom

Fitted with wc and wash hand basin. Complementary flooring, central heating radiator and double glazed window.

Office/Craft Room

13' x 8' 10" (3.96m x 2.69m)

Fitted with office furniture and shelving, coving to the ceiling, central heating radiator and a double glazed window.

Dining Room

12' x 10' 1" (3.66m x 3.07m)

Coving to the ceiling, double glazed window and central heating radiator.

Living Room

16' 8" x 12' 10" (5.08m x 3.91m)

Spacious living room with feature fire surround with living flame fire inset, coving to the ceiling, central heating radiator, two double glazed windows and double glazed patio doors.

Dining Kitchen

15' 9" x 14' 6" (4.80m x 4.42m)

Fitted with a range of navy and grey wall and base units, complementary work surfaces including breakfast table and 1 1/2 sink and drainer unit with boiler tap. Integrated appliances including fridge, fridge freezer, gas hob and electric oven. Space for dish washer. Complementary flooring, central heating radiator and two double glazed windows.

Playroom/ Guest Bedroom

16' 11" x 14' 6" to rear of wardrobes (5.16m x 4.42m to rear of wardrobes)

Fitted wardrobes, central heating radiator and double glazed window.

Utility Room

11' 6" x 6' 3" (3.51m x 1.91m)

Space for washing machine and dryer. 1 1/2 sink and drainer, central heating radiator and double glazed window. This room was previously used as an en suite, the plumbing has been retained to ease conversion back to an en suite if required.

Landing

Staircase leading to the landing with loft access.

Bedroom One

15' 6" max x 15' 1" to rear of wardrobes (4.72m max x 4.60m to rear of wardrobes)

Fitted wardrobes, two central heating radiators and two double glazed windows.

En Suite

10' 5" x 5' plus recess (3.17m x 1.52m plus recess)

Fitted with wc, wash hand basin, bidet and shower cubicle with power shower. Central heating radiator and double glazed window.

Bedroom Two

15' 2" max x 12' 1" plus recess (4.62m max x 3.68m plus recess)

Fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three

12' x 12' 7" to wardrobe fronts (3.66m x 3.84m to wardrobe fronts)

Fitted wardrobes to one wall, central heating radiator and double glazed window.

Bedroom Four

13' 4" x 11' (4.06m x 3.35m)

Fitted wardrobes to one wall, double glazed window and central heating radiator.

Bathroom

12' x 9' 2" (3.66m x 2.79m)

Fitted with wc, wash hand basin and bath with shower above. Fully tiled walls, coving to the ceiling, central heating radiator and airing cupboard,

Bedroom Five/Office

11' 11" max x 10' 1" max (3.63m max x 3.07m max)

Fitted office furniture, central heating radiator and double glazed window.

Front Garden

Lawned garden area with side fence and wall to the front.

Rear Garden

To the rear are south facing superb mature lawned gardens with raised patio area plus an abundance of mature plants, shrubs and trees.

Driveway

Block paved driveway.

Double Garage

24' 8" x 20' 3" (7.52m x 6.17m)

Double garage with two up and over doors, power and light. Storage to the rear and eaves with rear courtesy door.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Bamburgh House Top Pasture Lane, North Wheatley RETFORD

- Five DOUBLE BEDROOM detached home, master with en suite
- Beautifully presented SOUTH FACING garden, extensive driveway and a double garage
- Four reception rooms plus a generous dining kitchen and utility
- Solar panels- OWNED- Excellent annual return transferable to new buyers until 2036
- The village has many amenities on offer, a highly regarded primary school and a village hall

Tenure: Freehold EPC Rating: B

Council Tax Band: F

Awaiting Photograph

£650,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD110332 - 0016

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