



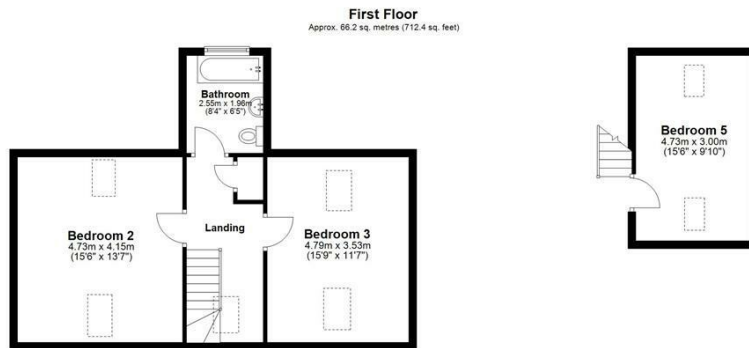
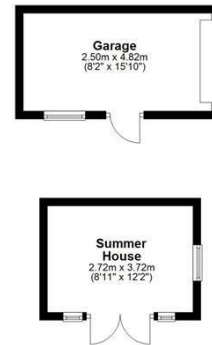
EDGEBANK LOW PASTURE LANE RETFORD, DN22 9DQ

£575,000
FREEHOLD

Edgebank is a truly unique and highly impressive five-bedroom detached residence, offering generous, contemporary living accommodation set within large, beautifully landscaped grounds. The property benefits from a private driveway, carport, garage and a versatile summerhouse, creating an exceptional home ideally suited to modern family living. Standout features include the stunning open plan living, dining kitchen, enhanced by a vaulted ceiling and extensive glazing that floods the space with natural light.

Situated in one of the area's most sought-after villages, the property enjoys an elevated position within the village, overlooking the cricket club — a particularly desirable outlook that enhances both the setting and lifestyle on offer.

 FINE & COUNTRY



Total area: approx. 238.9 sq. metres (2571.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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