


# Low Street

## East Drayton, Retford, DN22 0LN

## Offers over £650,000

4 4 2 B

Sitting proudly in the charming village of East Drayton, this nearly new detached house on Low Street offers a perfect blend of modern living and rural tranquillity. Built in 2021, the property boasts a contemporary design and high-quality finishes throughout, making it an ideal choice for families or those seeking a spacious home.

The property is set in a peaceful location, surrounded by the picturesque countryside. This combination of modern living in a serene setting makes it a rare find in the market.

Whether you are looking to settle down in a family-friendly environment or seeking a sophisticated retreat, this home on Low Street is sure to impress. With its contemporary features and spacious layout, it presents an excellent opportunity for those looking to invest in a quality property in East Drayton. Do not miss the chance to make this stunning house your new home.







**Description**
Built 2021 this stunning four bed, four bathroom detached property is a must see !
The property briefly comprises of two reception rooms, kitchen / breakfast room, ground floor cloakroom, utility and boot room with four bedrooms, three of which are en-suite rooms and a family bathroom. One of the benefits of this property is that it is suitable for multi generational living as there is a ground floor double room with an en-suite.
To the outside there is a double garage with carport and gated driveway for several vehicles. The property sits in a 1/4 acre plot.

**Front & Inner Hallway 14'1" x 7'4" (4.30m x 2.25m)**
Entering under the porch into the front hallway you are greeted with a sense of warmth from the solid Oak flooring throughout with zone under floor heating, built in coat cupboard leading through into the inner hallway with the staircase leading to the first floor with under stairs storage.

**Lounge 22'3" x 13'7" (6.80m x 4.15m)**
The lounge has a warm, rustic-traditional feel with a mix of modern comforts of a hand finished brick fireplace wall in keeping with the overall build as the focal point, with a contemporary York stone mantel with a Wiking wood burning stove in the recess sat on a granite hearth. Oak flooring, wall and ceiling lights and dual aspect windows and French doors lead out into the rear garden.

**Kitchen / Breakfast Room 28'1" x 12'7" (8.58m x 3.85m)**
The kitchen / breakfast room is open-plan with a range of wall and base units complimented with a dark, speckled granite countertop running along the units and the large central island which has seating capacity and storage with a solid Oak butcher block shelf and three pendant lights hang over the island for focused task lighting . A double Belfast sink, six range electric hob and oven situated in the brick recess adding character and texture and an integrated dishwasher. Rear facing upvc windows and French doors look out over the rear garden. Open plan leading into the dining area.

**Dining Room 16'4" x14'1" (5.00m x4.30m)**
Stepping through from the kitchen into a bright, inviting dining area that sits at the heart of the home. A stunning, sun-filled dining room with a vaulted ceiling with exposed solid English Oak timber beams, flooded with natural light from wraparound sash windows sat on a dwarf wall and French doors opening to the garden with bespoke wooden shutters opening onto the stone patio under the timber pergola ideal for al fresco dining or relaxed lounging making this a versatile space which is perfect for entertaining family and friends.

**Utility 7'4" x 6'9" (2.25m x 2.08m)**
Every home needs a functional utility area for those every day chores, with space for a washing machine, dryer, Belfast sink with centre retractable tap and wall and base units for additional storage.

**Boot Room 6'2" x 6'9" (1.90m x 2.08m)**
The boot room is entered through the side facing composite door with matching base units and is where the oil central heating boiler is floor mounted, open plan into the utility room.

**Ground Floor Cloak Room**
The ground floor cloak room is off the hallway with a soft closing toilet and ceramic hand basin and obscure side facing window.

**Stairs & Landing**
A soft plush carpet under foot leads to the first floor with a solid wooden handrail with white balusters, giving a classic, clean look leading onto the first floor landing which has sloped Dorma ceilings and architectural angles that add character to the landing, benefiting from space for furniture / reading area, what ever your needs desire.

**Master Bedroom & Dressing Room 14'7" x 13'7" & 9'10" x 9'4" (4.45m x 4.15m & 3.00m x 2.85m)**
A generous size double bedroom with dual aspect windows with a Juliette balcony over looking the countryside behind, carpet with the benefit of a Dorma style dressing room and access to the loft space, leading through to the en-suite which comprises of a corner shower cubicle, shower with a rain shower and retractable additional hose, vanity sink and soft closing toilet, part aqua board walls.

**Bedroom Two & En Suite 13'7" x 13'1" (4.15m x 4.00m)**
A double bedroom front facing with dual aspect windows located on the ground floor ideal for multi generational living with the benefit of a shower room en-suite comprising of a double walk in shower cubicle with pump fed shower, vanity sink and soft closing toilet, part tiled walls and extractor.

**Bedroom Three & En Suite 13'7" x 9'10" (4.15m x 3.00m)**
A double bedroom front facing with carpet, ceiling light and radiator and an en-suite shower room, with shower cubicle with a pump fed shower with rain head, aqua board walls in the enclosure, pedestal sink and soft closing toilet.

**Bedroom Four 18'2" x 7'6" (5.56m x 2.30m)**
A double bedroom rear facing with sloping Dorma style ceiling, carpet and radiator.

**Family Bathroom 23'2" x 9'10" (7.07m x 3.00m)**
The family bathroom comprises of a curved corner shower with pump fed shower, free standing curved bath, hand basin and soft closing toilet.

**Outside**
The property has secure wrought iron gates with a perimeter hedge to the front. The gravel drive can accommodate several vehicles and there is a double garage with electric, lighting, electric roller shutter doors and a rear door. Storage above the garages and an open car port to the side.

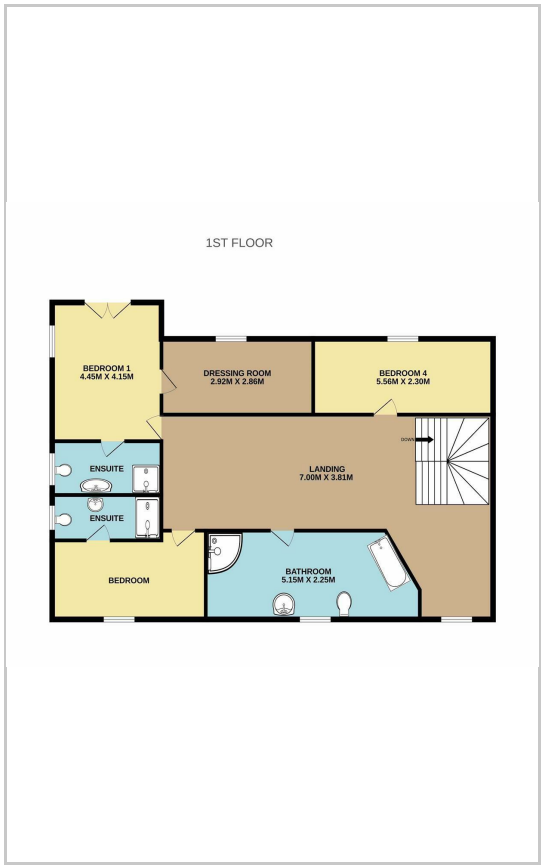
**Disclaimer**
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Additional Information**
The property benefits from an owned 5kwh solar system and a solar water system.

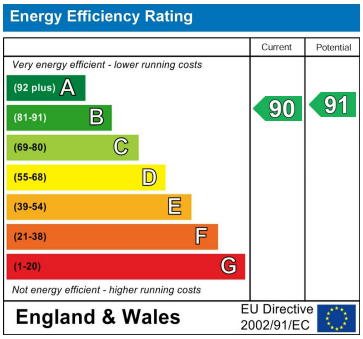
## Area Map




## Floor Plans




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH
Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk