

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### The Gate House, All Hallows Street, Retford



- A Unique, High Specification Executive Home.
- Luxury Kitchen With High Gloss Units and Corian Worktops and Central Island.
- Ample Space Including a Master Suite with a Private Dressing Area.
- Large Plot with a Summer House and Deck Overlooking the River Idle
- Secure Gated Driveway with Space for Several Vehicle and a Double Garage
- Underfloor Heating Across the Ground Floor and Two En Suite Bedrooms.
- Great Location to Access the A1, Retford Town Centre and Railway Station

Mellor & Beer are delighted to present this striking, individually designed executive home, occupying a truly enviable position in a "sleepy" and sought-after enclave of Ordsall. This impressive detached residence has been finished to an exacting standard, blending spacious modern living with a serene, picturesque backdrop. The property boasts spacious, versatile family living accommodation through and early viewing is fully recommended to appreciate all of the qualities of this unique dwelling. The exterior is equally impressive. The property is secured by an attractive boundary wall with inset ornamental railings, featuring pedestrian access and double gates leading to an extensive driveway and double garage. To the rear, the gardens offer a private sanctuary, culminating in a riverside deck and summer house overlooking the tranquil River Idle, with pleasant views toward the historic Ordsall Church. The property enjoys an idyllic location next to the River Idle, offering a peaceful pace of life while remaining within easy walking distance of the historic Georgian market town of Retford. Retford provides a comprehensive range of amenities, including the bustling Market Square, independent boutiques, and major supermarkets. For the commuter, the property is perfectly placed; Retford Rail Station is nearby, providing direct East Coast Mainline links to London Kings Cross (approx. 1 hour 30 mins). Furthermore, the A1 motorway is easily accessible, offering superb road links to the wider motorway network.

## £ 575,000

# The Gatehouse, Retford DN22 7TP

## Entrance Hall

Enter via hardwood door, stairs rising to the first floor accommodation with cupboard under, ceramic wood effect tiled floor, doors to kitchen, cloakroom, study and lounge/diner, under floor heating, further storage cupboard.

## Cloakroom

Fitted suite which comprises; low level WC, twin wash hand basins with unit under storage, tiled to splash backs, porcelain flooring, under floor heating.

## Study 1.831 x 3.160 (6'0" x 10'4")

Timber framed double glazed window to the rear aspect, ceramic wood effect tiled floor, under floor heating.



## Lounge & Diner 4.130 x 7.695 (13'7" x 25'3")

Upvc double glazed French style doors which open to the rear garden, further timber framed double glazed window to the front aspect, fireplace with wood burner stove, fitted carpet, under floor heating.



## Kitchen Breakfast Room 4.090 x 7.697 (13'5" x 25'3")

Fitted with a luxury range of high gloss wall and base mounted units with Corion work surface over, inset one and a half sink unit with mixer tap, range style cooker with extractor hood over, an array of built in appliances which include; dishwasher and microwave, American fridge freezer, porcelain tiled floor, under floor heating, timber framed double glazed window to the front aspect, tiled to splash backs, a central island unit with drawers and a large breakfast bar area, double glazed door to the side aspect, double width opening to the garden room, door to the utility room and driveway.



## Garden Room 2.991 x 3.866 (9'10" x 12'8")

Several timber framed double glazed windows overlooking the rear garden, double glazed French doors to the patio area, a continuation of the porcelain flooring from the kitchen, under floor heating, personal door to the garage.



## Utility Room

A range of base mounted units with Corion work surface over, inset single drainer sink unit, space and plumbing for washing machine and space for tumble dryer, wall mounted boiler, porcelain tiled floor, under floor heating, door to the rear garden.

## First Floor Accommodation

### Landing

Doors to all first floor rooms, timber framed double glazed window to the front aspect, radiator and airing cupboard housing ample shelving and hot water tank, access to the attic space.

### Master Bedroom 3.915 x 5.814 (12'10" x 19'1")

Timber framed double glazed dormer window to the rear aspect, 2 radiators, partial sloping ceilings, the master suite is accessed via a L-shaped dressing room with 2 free standing wardrobes, there is also a door to the en-suite.



### En-Suite

Fitted suite comprising fully enclosed and tiled shower cubicle, low level WC, wash hand basin, half tiled walls in contrasting ceramics, tiled floor, heated towel rail, timber framed double glazed window to the rear aspect.



### Bedroom Two 3.763 x 3.490 (12'4" x 11'5")

Timber framed double glazed window to the front aspect, fitted carpet, radiator, door to the en-suite.



### En-Suite

Fitted suite comprising fully enclosed and tiled shower cubicle, low level WC, wash hand basin, half tiled walls in contrasting ceramics, tiled floor, heated towel rail, timber framed double glazed window to the front aspect.



### Bedroom Three 3.786 x 4.139 (12'5" x 13'7")

Timber framed double glazed window to the rear aspect, fitted carpet and radiator.

### Bedroom Four 3.808 x 4.114 (12'6" x 13'6")

Two timber framed double glazed windows to the front and side aspects, fitted carpet and radiator.

### Bedroom Five 2.750 x 2.996 (9'0" x 9'10")

Timber framed double glazed window to the front aspect, fitted carpet and radiator.

## Bathroom

Fitted suite which comprises; free standing bath with central mixer tap and shower attachment, fully enclosed and tiled oversized shower cubicle, low level WC, wash hand basin with pedestal, tiled walls and floors in complimentary porcelain tiles, heated towel rail, timber framed double glazed window to the rear aspect.



## Gardens

The rear garden is fully enclosed and affords a degree of privacy, at the bottom of the garden is a decked area with a timber shed and summerhouse which offers lovely views over the River Idle. The property also benefits from raised vegetable beds and a fruit cage area. To the rear of the house stands a lean to hardwood greenhouse. There is an extensive paved patio area ideal for alfresco entertaining. At the side of the garden stands a timber shed.

The front garden is wall enclosed with gated access to both the front door and driveway, mostly it has been landscaped for ease of maintenance however there is a small area of lawn.



## Double Garage

With twin hardwood traditional style doors, power, lighting connected and base cupboards for storage with work surfaces over.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.