

# BURGIN ATKINSON

& C O M P A N Y



## Old Ford House Town Street

Town Street, Clayworth, DN22 9AD

**Offers In The Region Of £750,000**



STAMP DUTY PAID BY VENDOR - EXTENSIVE 5 BEDROOM DETACHED HOME WITH A SELF CONTAINED ANNEXE - 4 RECEPTION ROOMS - 3 BATHROOMS - BEAUTIFUL ENCLOSED REAR GARDEN - AMPLE OFF STREET PARKING - DETACHED DOUBLE GARAGE AND WORKSHOP - EPC : C - ANNEXE EPC : D - COUNCIL TAX BAND : F



**Description**

Clayworth is one of the most desirable villages in North Nottinghamshire, with a warm community feel to it. It has a popular traditional public house, The Brewers Arms and a fine dining restaurant, The Blacksmiths. The Chesterfield canal, the open countryside surrounding the village and many good walks , such as The Trent Valley Way are easily accessed. Retford market town centre is ten minutes away by car where there is a mainline railway station on the London to Edinburgh line plus comprehensive shopping, recreational and leisure facilities. Lincoln is easily reached as well. There are schools for all age groups accessible plus the A1 is closely linking to the wider motorway network.

Internally this property has a grand, welcoming entrance hall offering access into all the ground floor rooms and the staircase to the first floor. The spacious living room features a brick chimney breast housing a multi fuel/log burner. The traditional dining room could be used as a playroom or teenagers room etc. if not required for dining. The generously sized kitchen and dining area features sleek tiled flooring and a full range of integrated appliances, including a built in microwave and electric oven and grill, two gas ovens and a gas hob and a fridge freezer. Stylish granite worktops with a showpiece peninsular make this kitchen stand out! There is a one and a half sink and a Quooker tap gives constant boiling water. There is a stable door out the rear garden and internal wooden bi-fold doors lead to the garden room. The garden room has dual aspect windows and features a media wall with a built in log burning effect gas fire. The stairs, landing, sitting room and two of the bedrooms have newly fitted carpets and the whole of the main house has brand new double glazing.

The first floor presents a sumptuous suite with a fully tiled en suite bathroom with a walk in shower and an expansive walk in wardrobe. Bedroom two also has a stylish en-suite shower room and bespoke fitted wardrobes. Bedroom three has dual aspect windows and bespoke fitted wardrobes. Bedroom four has dual aspect windows which combine to flood the first floor with natural light. Bedroom five is more intimate in scale and currently appointed as a sophisticated home office.

**The Annexe**

The self contained annexe comprises of an open plan sitting room and kitchen equipped with an integrated electric oven and hob and granite worktops and a stylish black tiled floor. There is a double bedroom and a large , three piece shower room. The annexe is currently used as a home gym but would also make comfortable dependent relative accommodation or a therapy suite.

**The garden**

Externally the large garden is predominantly laid to lawn with borders containing fruit trees, ornamentals and David Austin roses. There is a spacious Indian stone patio, a water feature fish pond and provision for a hot tub including the electrical connection. There is a small summer house at the bottom of the garden. The garden is very private, walled all round and with mature hedges. To the front of the property there is ample car parking space, a stoned driveway, a double garage plus a workshop, once again walled all round. Large wooden double and pedestrian gates make a private frontage to the property and the whole area is framed by mature trees and bushes giving a feeling of seclusion.

**Additional Information -**

Full burglar alarm system which is serviced annually.  
Oil Fired Condensing Combi C/H boiler was replaced 10 years ago and serviced annually.

- Kitchen 11'9" x 14'11" (3.59m x 4.56m)**
- Kitchen Diner 18'4" x 11'8" (5.61m x 3.57m)**
- Living Room 12'7" x 16'9" (3.84m x 5.11m)**
- Dining Room 15'5" x 11'8" (4.71m x 3.58m)**
- Garden Room 12'3" x 17'3" (3.75m x 5.26m)**
- Cloakroom 9'9" x 4'11" (2.98m x 1.50m)**
- Bedroom One 13'0" x 10'9" (3.97m x 3.28m)**
- En-suite 7'8" x 7'5" (2.36m x 2.27m)**
- Walk in Wardrobe 7'1" x 7'3" (2.18m x 2.21m)**
- Bedroom Two 15'7" x 10'9" (4.75m x 3.30m)**
- En-Suite 2 10'1" x 4'1" (3.09 x 1.27)**
- Bedroom Three 11'11" x 11'8" (3.64m x 3.58m)**
- Bedroom Four 11'11" x 10'11" (3.64m x 3.35m)**
- Office/Bedroom Five 9'10" x 7'5" (3.02m x 2.28m)**
- Bathroom 6'1" x 8'3" (1.87m x 2.53m)**
- Garage 17'8" x 20'4" (5.40 x 6.22)**

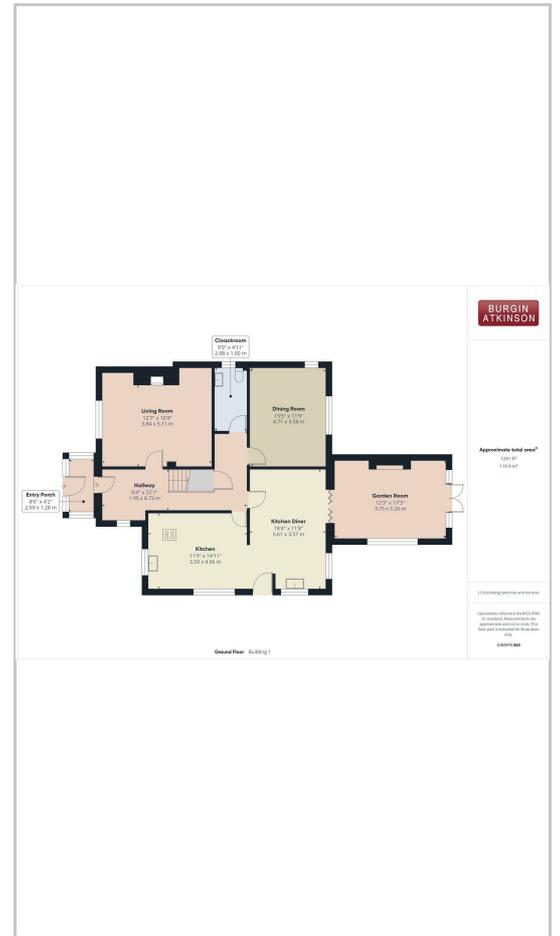
**General Remarks & Stipulations**

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.  
Council Tax: We are advised by Bassetlaw District Council that this property is in Band F.  
Services: Mains water, electricity and drainage are connected along with an oil fired central heating system. Please note, we have not tested the services 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.  
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.  
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.  
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

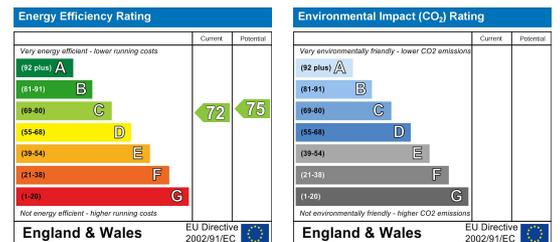
**Area Map**



**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.