



15 CLYRO PLACE, SUTTON-CUM-LOUND
£450,000

BROWN & CO

15 CLYRO PLACE, SUTTON-CUM-LOUND, RETFORD, DN22 8PE

DESCRIPTION

Much improved, well equipped and superbly presented inside and out, this is a stunning family home tucked away on the cul-de-sac of Clyro Place in the highly regarded village of Sutton-cum-Lound.

The accommodation flows well allowing for flexible living arrangements including home working, gym or studio via a fine garden building and with efficiency and comfort delivered by gas fired central heating, solar array with battery storage and air conditioning to principal reception room and bedroom.

Accommodation commences with a reception hall to the side of which is a dual aspect lounge. A cloakroom is provided with wc and to the rear there is a superbly refitted dining kitchen with range of integrated appliances, substantial island, ample dining area and opening to a rear garden room. The garden room greatly enhances the floor area and is ideal for indoor/outdoor lifestyle. A useful utility room is provided which for convenience has a personal door to the double garage.

At first floor level, the main bedroom has a dressing room with fitted furniture and a contemporary styled wet room. Four further bedrooms are provided together with an attractively fitted house bathroom.

The grounds are maturely landscaped with the front primarily hard landscaped into driveway and the rear with established shrubberies, lawn, aforementioned versatile garden building etc.

LOCATION

The property is tucked away on Clyro Place in the heart of the desirable village of Sutton-cum-Lound.

Sutton cum Lound is situated approximately 3.5 miles north of the Georgian market town of Retford. Bawtry and Doncaster are within comfortable reach making them commutable to the South Yorkshire conurbation beyond. Retford offers a full range of residential amenities, and the area is served by an excellent

transport network. The A1M lies to the west from which the wider motorway network is available. Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words:///soaps.strut.familiar

ACCOMMODATION

RECEPTION HALL staircase.

CLOAKROOM attractively fitted in contemporary style, fully tiled, vanity unit hosting basin, wc and further under stairs storage cupboard.

LOUNGE 22'4" x 13'0" (6.81m x 3.95m) with feature dropped and illuminated ceiling, dual aspect, air conditioning unit, contemporary vertical radiator.



DINING KITCHEN 21'0" x 15'5" to 11'9" (6.39m x 4.70m to 3.59m) refitted in contemporary two tone shaker style with granite effect worktops, substantial central complementing island extended into breakfast bar. Array of integrated appliances including two ovens, five burner gas hob with contemporary ceiling mounted extractor

over, dishwasher, microwave and two fridge freezers. Tiled splashback, side access door, rear aspect window, ample dining space and contemporary vertical radiator. Opening to



GARDEN ROOM 19'2" x 10'2" (5.85m x 3.10m) with two garden access points and downlighters.



UTILITY ROOM 9'2" x 5'10" to 7'9" (2.78m x 1.79m to 2.37m) complementing range of cupboards, circular sink unit, side aspect,

plumbing for washing machine, complementing tiling to half height and personal door to garage.

FIRST FLOOR LANDING part galleried over stairwell. Good linen cupboard, access hatch to roof void with loft ladder.

BEDROOM ONE 12'7" x 11'9" (3.83m x 3.57m) average, front aspect, air conditioning unit.



DRESSING ROOM flanked by fitted furniture of open wardrobes, drawers, vanity unit and off to

WET ROOM fully tiled in contemporary style with generous showering area featuring both rainfall shower and handset. Wall hung basin with over sink waterfall tap, wc with concealed cistern.

BEDROOM TWO 17'8" x 10'8" (5.39m x 3.26m) dual aspect including roof windows, vaulted ceiling.

BEDROOM THREE 12'0" x 9'6" (3.66m x 2.90m) rear aspect in-built wardrobe/cupboard.



BEDROOM FOUR 9'8" x 10'8" x 9'6" (2.95m to 3.25m x 2.90m) rear aspect, in-built wardrobe/cupboard.



BEDROOM FIVE 11'0" x 6'2" (3.35m x 1.87m) front aspect.

HOUSE BATHROOM attractively presented with P-shaped bath having shower over and side shower screen, separate walk-in shower area with Aqualisa shower, vanity unit with inset basin and concealing cistern to wc. Fully tiled in natural tones. Chrome towel warmer.



OUTSIDE
Lovely, landscaped grounds. The front is mostly hard landscaped with granite sett style driveway having specimen shrub accents.

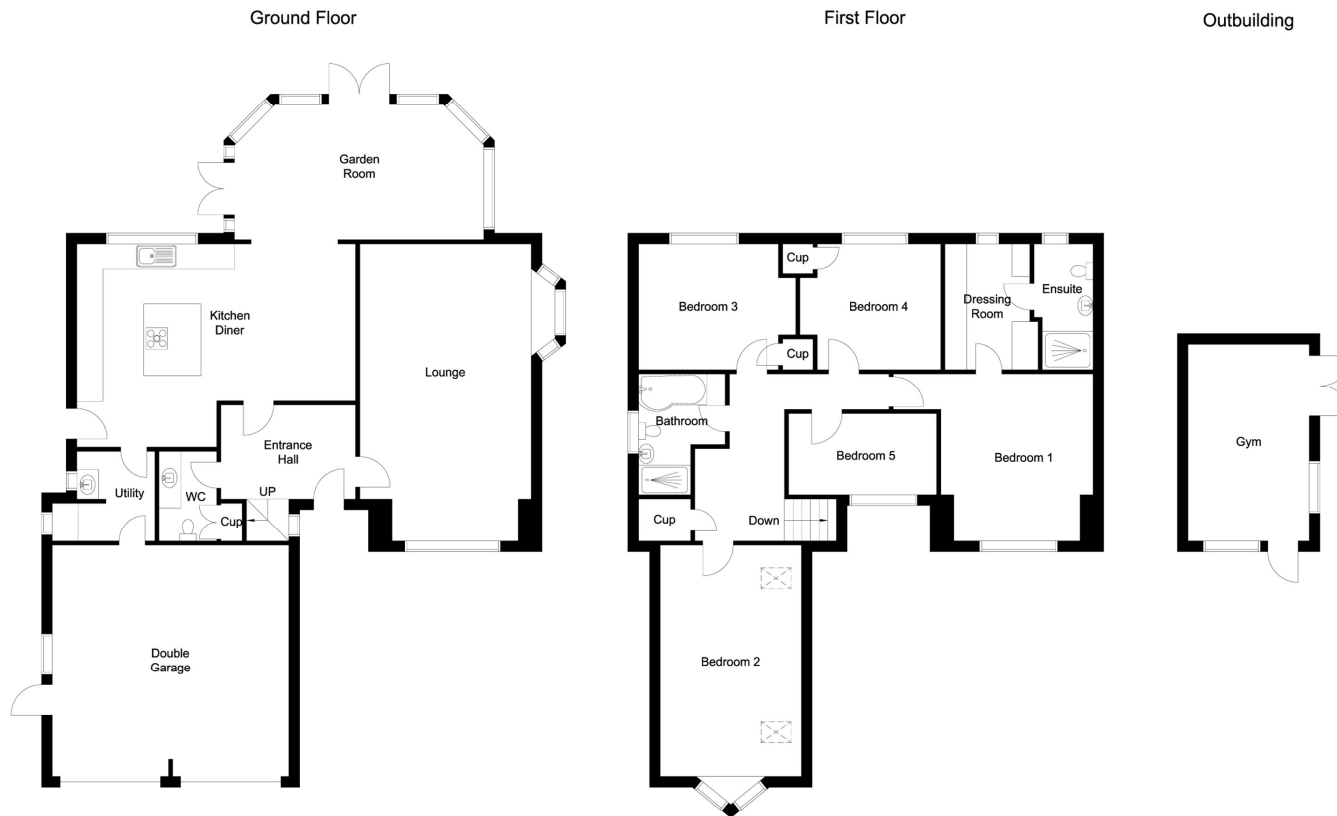
The principal garden lies to the rear, again maturely landscaped and heavily planted with lawn and perimeter shrubs including a variety of specimen shrubs including palms.

Nestled within one corner is a **bespoke Garden Building 14'10" x 9'2" (4.53m x 2.79m)** which is insulated and lined, presently utilized as a gym but perhaps suitable for home office, studio, hobbies etc., with light and power, dual aspect and two garden access points. This building opens onto a patio with adjacent **hot tub** (included) and gated path returning to the front.

To the other side, the garden flows into a further patio with pergola and additional shrubbery. **Timber garden store** and **greenhouse**.

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Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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CP Property Services @2026



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