



Top Street

, East Drayton, DN22 0LG

£375,000



NO UPWARD CHAIN - Nestled in the charming village of East Drayton, Retford, this delightful detached house on Top Street offers a perfect blend of comfort with four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed layout includes a welcoming reception room, perfect for entertaining or relaxing after a long day.

The house boasts two bathrooms, ensuring convenience for all residents and visitors. This thoughtful design caters to the needs of a busy household, providing ample facilities for everyone. The property is surrounded by the picturesque countryside.

This home presents an excellent opportunity for those looking to settle in a peaceful community while enjoying the benefits of modern living. With its generous living space and desirable location, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.



Description

NO UPWARD CHAIN - Westholme is situated in the quaint village of East Drayton. The property briefly comprises of a lounge through diner, country style kitchen, utility, conservatory and bathroom to the ground floor. To the first floor there are four bedrooms and shower room. The property also benefits from double glazing and oil central heating. East Drayton is a village lying seven miles South East of the market town of Retford which has a wealth of amenities and lies on the east coast mainline. The village has a Church, pub, fitness centre and gym.

Entrance

Entering the property through the front facing door with the stairs afoot, leading through to the kitchen, stairs rising to the first floor accommodation, smoke alarm to the ceiling.

Kitchen / Diner 10'11" x 12'0" (3.33m x 3.66m)

The kitchen comprises of a range of wall and base units in a country pine with complementary worksurface, inset brick feature with a Stanley Aga cooker which also provides heating, hot water and cooking facilities, induction hob, integrated dishwasher and fridge, one and a half stainless steel sink with mixer tap and splashback, original wood beams to the ceiling, window to the front elevation and further window looking into the utility room to the rear.

Inner Hall

Providing access to lounge / diner, bathroom and utility room with under stairs storage cupboard, telephone point.

Lounge / Diner 12'0" x 29'0" (3.67m x 8.84m)

The lounge /diner is a generous size room with traditional country cottage features of solid wood ceiling beams, a central feature of a brick fireplace standing proud with a stone hearth housing a multi fuel burner, t.v. point, window to the front elevation, two radiators with Trv's and double UPVC doors leading into the conservatory.

Conservatory 12'6" x 12'7" (3.83m x 3.84m)

A peaceful retreat with views over the rear garden and double doors opening to the patio area, vertical modern radiator and power sockets, ceiling light with fan.

Ground Floor Bathroom 7'1" x 8'10" (2.17m x 2.70m)

The bathroom is tiled throughout comprising of a blue suite; panel bath with a mixer shower over, pedestal sink, low level flush w.c., wall mounted cupboard, spotlights to ceiling, window to the rear elevation and radiator.

Utility 7'3" x 12'8" (2.22m x 3.88m)

Base units with complementary worksurface, space and plumbing for washing machine, space for dryer and fridge freezer, windows to the side elevations and white uPVC door leading out to the rear garden with a pet opening.

First Floor Landing 8'10" x 5'10" (2.70m x 1.79m)

With split level landing and providing access to the bedrooms and shower room, loft access, dado rail, window to the side elevation and featured decorative brick detail.

Bedroom One 13'3" x 8'7" (4.05m x 2.64m)

A rear facing double bedroom over looking the garden with carpet and radiator with TRV.

Bedroom Two 12'0" x 12'0" (3.66m x 3.67m)

A front facing double bedroom with carpet and radiator with a built in wardrobe over the head of the stairs.

Bedroom Three 10'11" x 12'0" (3.33m x 3.66m)

A front facing double bedroom with carpet and radiator.

Bedroom Four 10'3" x 5'9" (3.13m x 1.77m)

A single room side facing currently used as a library with carpet and radiator.

Shower Room 5'10" x 8'6" (1.78m x 2.60m)

The shower room is fully tiled with a walk in shower cubicle, electric shower with glass screen, extractor, traditional towel rail, soft closing wc and hand basin.

Externally

The garden to the rear has a generous lawn with patio and stone chip areas with mature borders, trees and octagonal sunken paved area, summer house with power, tool shed, outside tap and external light. To the side is a wrought iron gate leading to the front with parking for two vehicles on the block paved driveway. The rear garden overlooks a paddock.

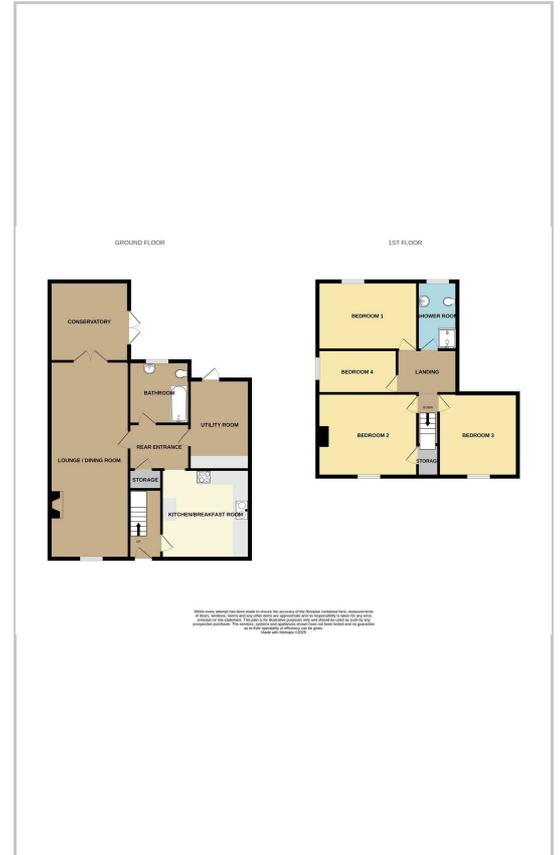
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Area Map



Floor Plans



Energy Efficiency Graph

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

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