



WILLOW HOUSE, EAST DRAYTON
£450,000

BROWN & CO

WILLOW HOUSE, LOW STREET, EAST DRAYTON, RETFORD, DN22 0LN

DESCRIPTION

Willow House delivers wonderful bright family living space in the heart of this highly regarded village.

The property offers a wealth of fine features which blend with the flexible layout together with recent improvements such as the installation of solar panels to help support the running economies of the house.

Accommodation commences with an entrance porch opening to reception hall with staircase, range of cupboards, cloaks cupboard and cloakroom with wc to the side. There is a front aspect sitting room with minster stone style feature fireplace and a separate dining room permits formal entertaining, yet is equally suited to second lounge, home office, hobbies etc.

Without doubt particular features are the combined kitchen and garden room which create a superb space for family gathering, relaxation, dining and cooking. The kitchen hosts a range of bespoke cabinetry and appliances and the garden room has an atmospheric vaulted ceiling and bifold doors opening directly onto rear patio. A useful well appointed utility room completes the ground floor.

At first floor level, the sleeping space radiates around the landing with the main bedroom having an en suite shower room. The family bathroom is well appointed featuring both double ended bath and separate shower enclosure.

Outside there is an electric gated fronted parking court and driveway which flows by the side of the property to a single garage. The rear garden is long, mostly laid to grass and hosts a summer house. The grounds extend to approx. 0.32 acres. Oil fired central heating is installed.

LOCATION

Willow House enjoys frontage to Low Street close to the heart of the favoured village of East Drayton. On hand are many

bridleways, lanes and footpaths to explore the adjoining countryside.

Though essentially rural in nature, the village is ideally located for the areas excellent transport network as it lies just north of the A57 and is therefore convenient for accessing the A1 at Markham Moor. This puts the wider motorway network within comfortable reach. Retford has a direct rail service into London Kings Cross (1hr 30 mins) and less from Newark to the south. Nottingham East Midlands international airport is within comfortable travelling distance. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words///penny.suspends.nimble

ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL staircase with spindle balustrade, fitted cabinets beneath and separate cloaks cupboard.

CLOAKROOM wc.

SITTING ROOM 18'2" x 13'0" (5.52m x 3.95m) front aspect and focal point of minster stone style feature fireplace.



RECEPTION ROOM 18'2" x 8'4" (5.52m x 2.56m) currently used as a study. Triple aspect with bespoke cabinetry, dresser and wainscot panelling.



OPEN PLAN LIVING DINING KITCHEN comprising **Kitchen 13'2" x 11'10" (4.02m x 3.61m)** comprehensive range of bespoke units in heritage colours to wall and floor including glazed and open cabinets and solid woodblock worktops. Appliances include double oven, induction hob, extractor and integrated freezer. Attractive flooring and opening to



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Garden Room 15'2" x 12'2" (4.61m x 3.70m) with vaulted ceiling, roof windows, bi-fold doors to rear patio.



UTILITY ROOM 13'2" x 6'9" (4.02m x 2.06m) range of complementing units to wall and floor level. Sink unit, plumbing for washing machine, stable type side entrance door, oil fired central heating boiler and larder cupboard.

FIRST FLOOR

GALLERIED LANDING with spindle balustrade over stairwell. Front and side aspect.

BEDROOM ONE 18'2" x 13'10" x 11'0" (5.52m to 4.23m x 3.35m) minimum dimensions, measured to front of range of in-built wardrobes to one wall. Front aspect and off to



EN SUITE SHOWER ROOM with tiled showering enclosure, basin, wc (macerator) and combined towel rail and column radiator.

BEDROOM TWO 10'0" x 9'0" (3.05m x 2.74m) front aspect.



BEDROOM THREE 13'2" x 9'0" (4.02m x 2.74m) rear aspect over rear grounds and countryside beyond.

BEDROOM FOUR 9'8" x 9'8" (2.95m x 2.95m) side aspect.

FAMILY BATHROOM double ended bath with bath/shower mixer. Separate quadrant showering enclosure with rainfall and handset shower. Basin and wc. Combined towel warmer and column radiator.



OUTSIDE

The property is situated within grounds extending to approximately 0.32 acres, subject to measured site survey.

To the front electric gates open to a block paved parking court, landscaped with mature hedge, lawn and shrubs. A concrete driveway flows beyond to the side of the property leading to a concrete sectional SINGLE GARAGE 18'10" x 9'5" (5.75m x 2.88m) with double doors, light and power.

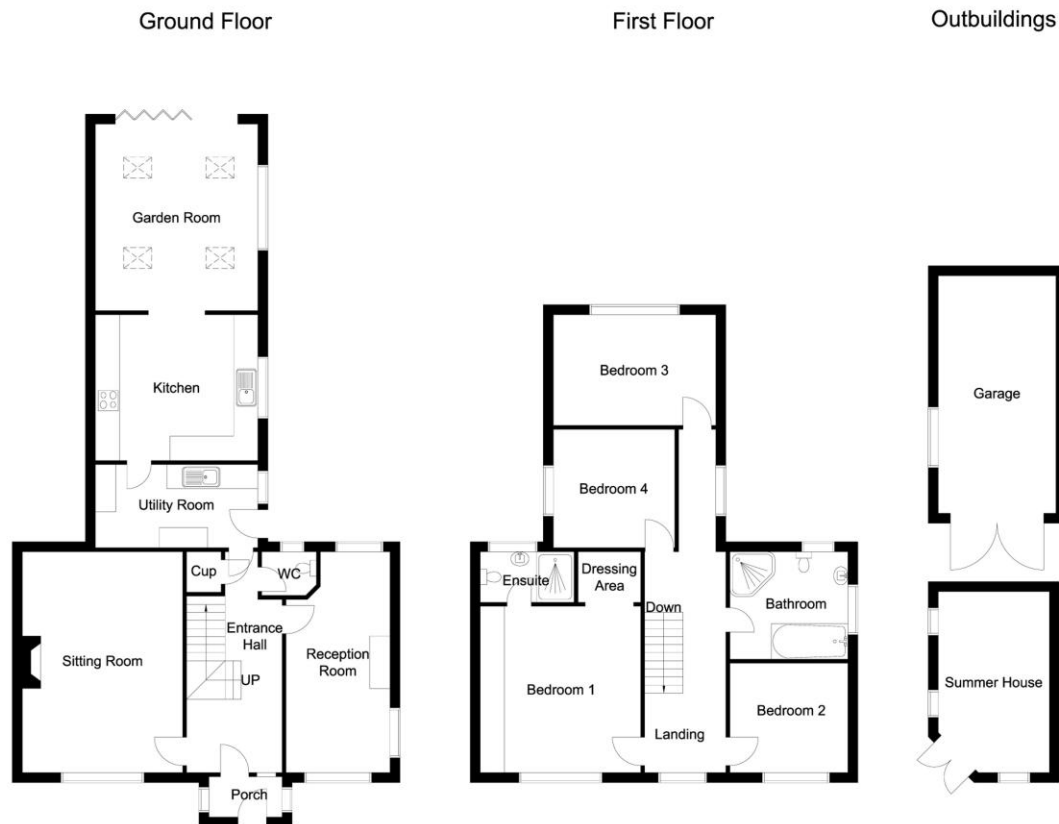
The main grounds are at the rear, extending back to some length. Patio directly accessible from the living dining kitchen. Lawned garden beyond with inset shrubs.

A recently added SUMMER HOUSE offers a variety of possibilities for family enjoyment and entertaining.

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 E.
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.
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.
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.
Viewing: Please contact the Retford office on 01777 709112.
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
These particulars were prepared in March 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(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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