



1 FARRIER WAY RETFORD, DN22 6UP

£535,000
FREEHOLD

£535,000- £550,000... A well-appointed detached home offering beautifully finished living accommodation for a growing family. The property boasts a welcoming entrance hall, spacious reception rooms and a large open plan kitchen the ground floor, with a total of five double bedrooms and three bathrooms in all.

FINE & COUNTRY

1 FARRIER WAY

- Well Proportioned Family Home • Stunning Living Accommodation • Finished To A High Standard Throughout • Beautiful Open Plan Living Kitchen • Spacious Sitting Room • Home Office/ Snug • Five Double Bedrooms And Three Bathrooms • Spacious Gardens To The Rear • Excellent Transport Links • Within Easy Reach of Amenities Along With Good Road / Rail Transport Links



Number One Farrier Way is truly enviable detached family home set over two floors with ample parking, a double garage and a well-established rear garden. The property was constructed around three years ago to the highest standard. Nestled away within a secluded modern complex it is perfect for a growing family.

Internally the property has been curated to a meticulous standard with a light and spacious entrance hall leading onto the heart of the home, a generously sized open plan living area which sees both a seating and dining area. While the kitchen provides a modern and extensive range of wall and base units paired with a selection of built in units. Off the kitchen is a handy utility room.

Leading on from the kitchen the seating area boasts bi-folding doors which flood the room with natural light opening out to the rear garden. The ground floor also boasts a beautifully finished living room perfect for relaxing evenings or entertaining.

The home office can be used as the ideal space for someone working from home or has to the potential for a separate snug

The first floor has a beautiful, mirrored hallway leading on to five well-proportioned bedrooms two of which benefiting from luxurious en-suite bathrooms. The other three bedrooms are served by a tastefully appointed family bathroom, complete to the highest of standard with a

rainfall shower and separate bath, and vanity unit. The master bedroom offers fitted wardrobes as well as the second and third bedrooms offering seamless storage space.

Location

The historic Market Town of Retford is just a 10-15 minutes walk from the property, the town provides a comprehensive range of shops, restaurants, cafes and facilities. Located just a short distance away is Retford Golf Club, Rugby Club and the leisure centre. Kings Park is fantastic open green space which is a centre point for events, families and fitness pursuit's. There are also several private gym's and fitness centres. The commuter is well served by the excellent main line rail link from Retford station into London Kings Cross- taking 1hr 25 minutes, or the regional motorway network with the A1(M) within easy reach. There is a good selection of local junior and secondary schools within Retford, and private education is available at Ranby House School and Worksop College.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

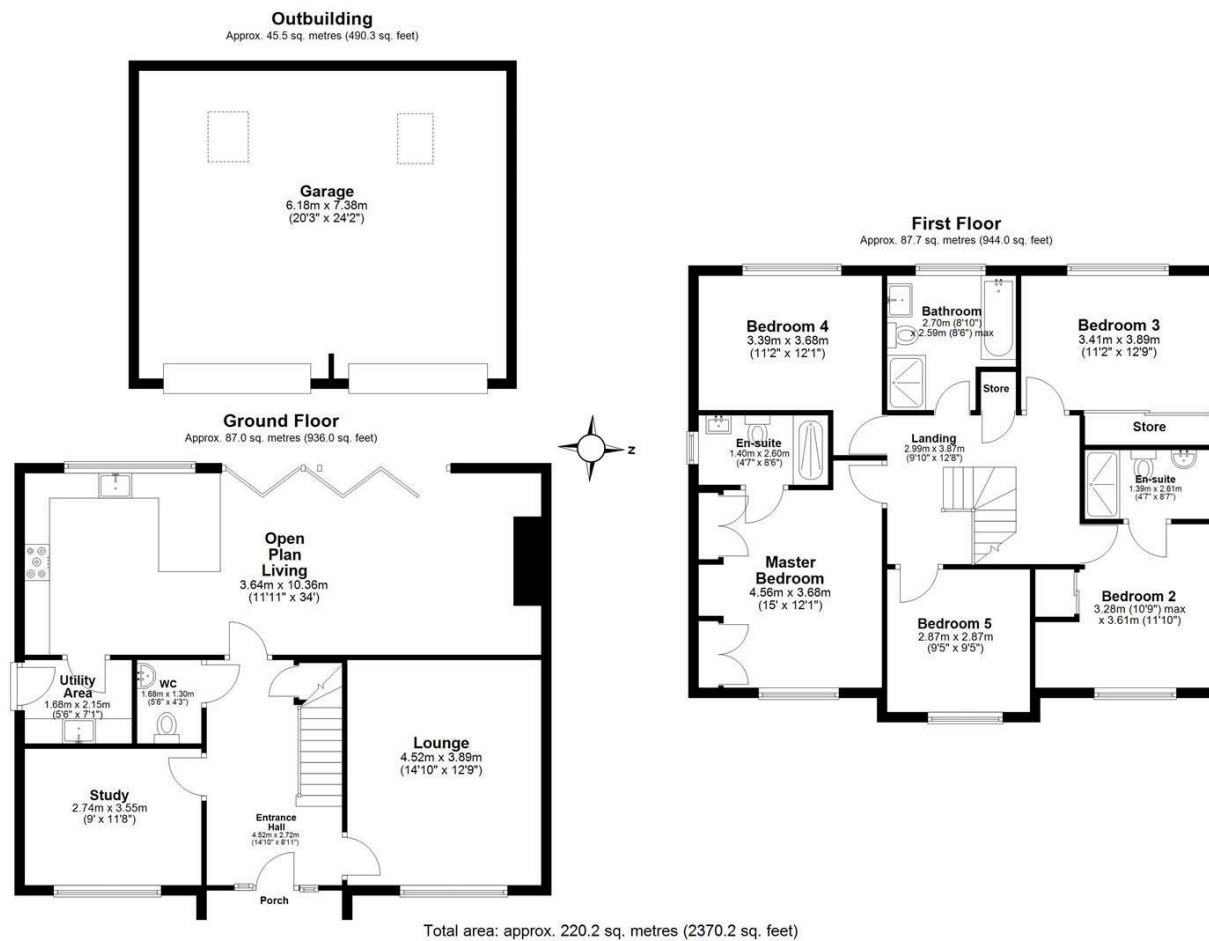
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2370.20 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	93
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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