



w**ards**
estate agents

The Copse Great North Road

Gamston, Retford, DN22 0PY

Offers invited £350,000

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The Copse is a characterful detached 3-4 bedroom family home, set on a plot of approximately 500 sq. metres and fabulous rural rear views! Built in 1937 and constructed of cavity brick walls & rosemary tiled roof with original wood doors and exposed beams. The home provides excellent, versatile, living accommodation and benefits from double glazing, oil fired central heating, a multi fuel burning stove and enjoys a private east facing rear garden with rural views and ample off-road parking. Scope for potential expansion to the side drive (subject to consents).

The property is set in this excellent location in the idyllic conservation village of Gamston, the River Idle lies to the west of the village and Gamston Wood designated SSSI, to the east. Within close proximity is a well-regarded Primary School and village church with parts dating back to 13th century.

The village benefits from excellent transport links to serve employment, further educational and leisure needs of the community. The A1 trunk road and local airport with hangarage lies less than a mile away. Car journey to Nottingham, Sheffield, Doncaster and Lincoln take an estimated sixty-minutes. A regular bus service runs between Newark and Retford and connects to rail links from Retford to most major cities including London Kings Cross approx. 1hr 30min journey.

The nearby market town of Retford boasts a wealth of amenities including, independent shops, a library, super-markets, sports centre, restaurants, pubs, café's, a community hospital and a farmer's market. Central to the town is the award-winning Kings Park which has both the River Idle and the Chesterfield Canal running through and benefits a children's play park, tennis courts, and bowling green.

Additional Information

Tenure: Freehold
Gross internal floor area - 121.7 Sq.m/1309.5 Sq.Ft.
EPC Rating: E
Bassetlaw District Council Tax: Band D
UVPC double glazing throughout
Services:
Anglian Water unmetered
Off-mains drainage system to rear
Oil Fired Worcester Bosch Central Heating
BT Landline & Broadband connected
Viewing by appointment only
Vacant possession given on completion

Entrance Hall

9'5 x 4'6 (2.87m x 1.37m)

Timber Part-Glazed Front Door gives access staircase and slate tile hall flooring. Staircase rises to the first floor. Two doors in the hall provides entrance to the open plan dining/kitchen or sitting room. There is a UVPC double-glazed leaded window to left aspect. Double panel radiator. Ceiling mounted downlights. Thermostat for central heating. Front drive security light.





Reception Room

13'11 x 11'5 (4.24m x 3.48m)

Splayed bay window, lead flat roof to bay, UVPC double-glazed windows and a further UVPC double-glazed leaded window to the right aspect. Double panelled radiator and coving to ceiling. Shelving to recess television point. A feature of the room is the fireplace with a multi-fuel stove, tiled hearth and wall lights. Carpeted throughout. A further door leads back to the entrance hall.

Open Plan Dining Kitchen/Snug/Utility

17'5 x 13'2 (5.31m x 4.01m)

Fitted with a range of base, drawer units and wall cupboards with lights under and a roll-top laminate work surface with tiled splashback. Double-glazed window over sink with view to rear garden. Appliances consist of a four-ring electric hob with extractor hood above and a Bosch electric fan-assisted oven with grill, 1¼ bowl sink drainer and front rail. Spotlights. Double glazed part-lead window with views to front of property. Double radiator. Spotlights. Door leading to entrance hall.

Pantry/under stairs store

7' x 3'1" (2.13m x 0.94m)

With folding doors, fitted with three shelves and light and power sockets.

Snug

9'1 x 7'9 (2.77m x 2.36m)

Double-glazed window overlooking rear garden, double radiator, central light fitting, cork-wall notice board, consumer unit, thermostat for underfloor heating to bathroom with two doors leading to bathroom and sitting room.

Fully Tiled Family Bathroom

9'1 x 5'9 (2.77m x 1.75m)

Three-piece white suite consisting of a panel bath with mains-fed shower above and tri-folding shower screen. Pedestal wash hand basin with low level flush WC. Spacious bathroom cupboard above open shelving. Two UVPC double-glazed windows to the right aspect. Slate effect tiled floor with electric underfloor heating. Fully tiled walls with a range of ceiling mounted downlights. Chrome ladder-style towel radiator. Shaver socket & extractor fan.



Utility/Kitchen Area

8'5 x 6'0 (2.57m x 1.83m)

Accessed through arch in kitchen area. Fitted with matching range of base, drawer units and wall cupboards with lights under and a roll-top laminate work surface with tiled splashback. Space for upright fridge/freezer, tumble drier and washing machine. Worcester Oil fired Combi Boiler. Double panel radiator. To the right aspect a UVPC double-glazed window and stable style door to the rear garden. Ceiling downlight. Arch leads to Inner Hall lobby/study area

Study Area

4'11 x 3'7 (1.50m x 1.09m)

Part vaulted ceiling with exposed cross beams. Wood coat/hat rack, range of shelving. BT point, consumer unit, spotlights, wood type laminate floor with door leading to Studio/Guest bedroom

Ground Floor Bed 4/Studio

10'11 x 7'11 (3.33m x 2.41m)

Vaulted ceiling with exposed beams and wood type laminate floor. Two wall lights. Double radiator, double-glazed window to the right aspect. UVPC double-glazed French doors leading to the conservatory.

Conservatory

8'10 x 7'11 (2.69m x 2.41m)

Double-glazed windows to the left, rear and right aspects with double-glazed patio doors to the right leading to the rear garden. Tiled underfloor heating, tinted self-clean glass roof. Privacy blinds and retractable door/window insect blinds. Overhead lighting, television point.

First Floor Landing

6'0 x 4'10 (1.83m x 1.47m)

Over the stairs book shelves, central light and loft hatch. Doors to three bedrooms, WC and linen cupboard



**Cloakroom/WC**

4'6 x 2'8 (1.37m x 0.81m)

Sliding door, WC, cloakroom basin, towel rail & tiled splashback. Timber effect floor covering. Double-glazed window overlooking rear.

Principal Front Double Bedroom

12'8 x 13'11 (3.86m x 4.24m)

Part vaulted ceiling with exposed beams. Leaded double-glazed window with view to front drive. Double radiator. Shelving over and in door recess. TV aerial, telephone point, central and wall lights. Door to walk in wardrobe

Walk in Wardrobe

9'5 x 2'11 (2.87m x 0.89m)

With further shelved space under eaves and power.

Double Bedroom Two

17'5 x 9'11 (5.31m x 3.02m)

Large double-glazed window with rural views to rear. Double radiator. Part vaulted ceiling with exposed beams. Lead flat roof to bay area. Range of built in wardrobe & cupboards with louvre doors. Wall lights & TV point.

Double Bedroom Three

10'10 x 9'0 (3.30m x 2.74m)

Part vaulted ceiling with exposed beam. Double-glazed window with view to side drive. Stripped pine floor. Double radiator & shelf. Built in wardrobe/cupboards. Central light.

Outside

The Property is accessed from the A638 via a pair of five-bar timber gates onto a gravel and block paved driveway offering ample off-street parking. The drive is bound by wood fence, hedge and lime trees. Security light, door lamp, external power supply as well as a coal bunker and oil tank to the left aspect of the property.

Side Drive with gate, wood fencing, raised border of shrubs, external water supply. Block paving and further parking space or scope for potential expansion(subject to consents)

A private spacious east facing garden laid mainly to lawn with rural views bordered by hedging, fencing and shrubs. Featuring a small rockery, Wisteria arch and a paved patio area and shed with external power.

**School catchment areas**

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Nottinghamshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



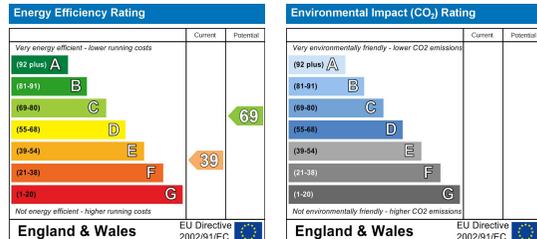
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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