



## Top Street

East Drayton, Retford, DN22 0LG

£380,000



**NO UPWARD CHAIN** - This delightful detached bungalow on Top Street offers a spacious layout. The property features two inviting reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or accommodating visitors, ensuring everyone has their own retreat and convenience of two bathrooms and a cloakroom. The single-storey design not only promotes ease of access but also creates a warm and welcoming atmosphere throughout the home.

Surrounded by the picturesque countryside, this property is perfect for those seeking a peaceful lifestyle while still being within reach of local amenities in the close by Town of Tuxford.

This bungalow presents a wonderful opportunity for anyone looking to settle in a tranquil setting without compromising on space and comfort. Do not miss the chance to make this charming bungalow your new home.



## Description

**NO UPWARD CHAIN** - This detached 3/4 bedroom bungalow offers a generous size of accommodation and external grounds. The property briefly comprises of an entrance hallway, kitchen / breakfast room, utility, dining room, lounge, sun room and three double bedrooms. To the exterior there are front and rear gardens and a large block paved driveway for many vehicles leading to a double garage.

## Hallway

The property is entered into the spacious bright hallway with a South facing upvc window, carpet, radiator and wall mounted central heating controls with access to all rooms.

## Reception Room 20'2" x 13'1",177'1" (6.15m x 4.54m)

The dual aspect room allows the natural light to flood within through the large bay window and French doors leading into the sun room. The lounge has a centre open fire with stone surround and tiled hearth with alcoves to either side of the chimney breast, wall lights, carpet and radiator.

## Dining Room 11'11" x 10'10" (3.64m x 3.32m)

The dining room is a front facing with a bay window, French doors into the sun room, carpet, coving and radiator.

## Sun Room 27'10" x 5'10" (8.50m x 1.80m)

The sun room can be entered externally through the upvc door or through the lounge and dining room sliding doors making easy access to the room. With a stone dwarf wall designed for internal flower displays, two south facing windows and panelled walls.

## Kitchen / Breakfast Room 13'5" x 11'10" (4.11m x 3.63m)

The kitchen has a vast range of light Ash wall and base units with integrated fan assisted electric oven and grill, four ring electric hob with extractor over, stainless sink, space for a washing machine and under counter fridge, vinyl flooring and access to the utility room.

## Cloak Room 8'0" x 5'0" (2.45m x 1.54m)

The cloakroom comprises of a vanity unit housing the wc and hand basin with matching storage units above with mirror, radiator, carpet and hanging space for coats.

## Utility Room

The utility room is a great addition to a home with a Belfast sink, additional storage and the floor mounted Worcester Greenstar central heating boiler is located. Access to the rear storage room.

## Master Bedroom & En Suite 17'11" x 12'0" (5.48m x 3.66m)

The master bedroom has dual aspect windows, carpet and radiator with a range of built in wardrobes and access to the ensuite shower room comprising of bi fold shower cubicle, vanity unit with built in wc and hand basin.

## Bedroom Two 14'2" x 9'11" (4.34m x 3.04m)

A double bedroom rear facing with a built in wardrobe, carpet and radiator.

## Bedroom Three 14'7" x 10'0" (4.47m x 3.05m)

A double bedroom side facing with carpet and radiator.

## Bathroom 8'11" x 6'7" (2.73m x 2.03m)

The bathroom has a cream three piece suite with bath, shower over, wc, vanity sink, tiled walls and airing cupboard.

## Double Garage

A double garage with electric and lighting, rear access into the garden.

## Outside

To the front of the property there is along block paved driveway leading to the double garage with parking for many vehicles, gardens to the front and side access leading into the rear garden with a green house.

## Disclaimer

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

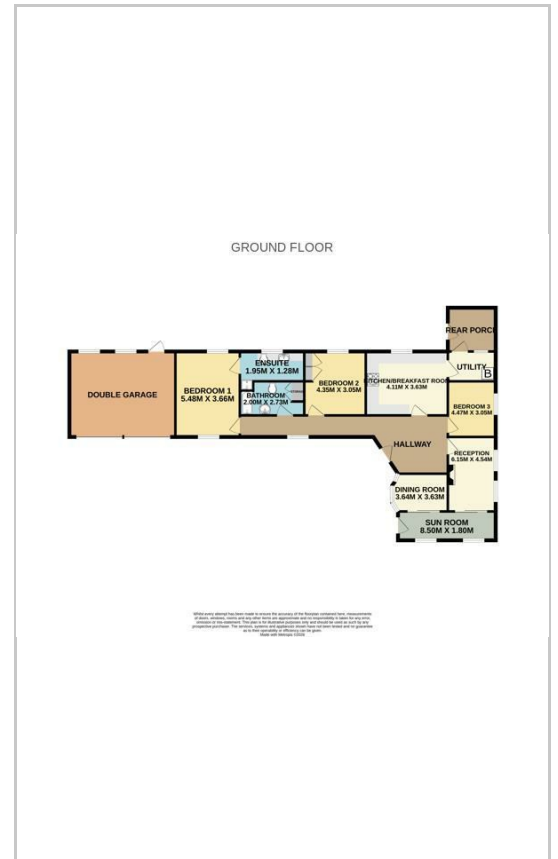
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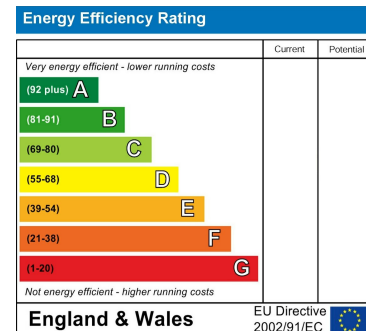
## Area Map



## Floor Plans



## Energy Efficiency Graph



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