CLARK ESTATES



Top Street

East Drayton, Retford, DN22 0LG

£350,000

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Located in the charming village of East Drayton, Retford, this delightful detached bungalow on Top Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The layout of the home promotes a sense of openness and light, making it a warm and inviting space to live in.

Surrounded by the picturesque countryside, this property not only offers a tranquil setting but also easy access to local amenities and transport links, making it a practical choice for everyday living. Whether you are looking to downsize or seeking a new family home, this bungalow presents an excellent opportunity to enjoy a relaxed lifestyle in a friendly community with village activities within the Village Hall..

Do not miss the chance to make this charming bungalow your new home.







Description
An immaculate modern detached bungalow where you can walk in and literally pop your feet up!

The property comprises of an entrance porch, hallway, lounge, kitchen diner, three bedrooms and family bathroom. To the outside there is a driveway leading to the garage and a substantial private front garden and garden to the rear.

THIS IS A MUST VIEW.

Porch & Hallway 6'11" x 6'0" (2.13m x 1.85m)
The property is entered through the front double Upvc doors into the tiled hallway with a radiator with TRV and coving and centre ceiling light. Wooden French Georgian style double doors lead into the carpet hallway with loft access and access to all rooms.

Lounge 17'10" x 11'10" (5.45m x 3.62m)
A front facing bright dual aspect room with carpet, coving, ceiling light and wall up lights with a central feature of a multi fuel burner with marble hearth and solid wood mantel.

Kitchen 15'5" x 10'2" (4.72m x 3.10m)
A spacious kitchen with a range of Country style wall and base units, five ring electric Rangemaster with double oven and grill and chimney style extractor over, integrated dishwasher, wine cabinet and space for an American fridge / freezer, LVT flooring and rear facing Upvc door leading into the conservatory.

Conservatory 14'3" x 11'10" (4.36m x 3.61m)
The conservatory is built on a brick dwarf wall with rear and side facing windows and French doors leading out onto the rear patio. Cream fitted wall units and larder unit with complimentary worktop and plumbing for a washing machine and dryer. LVT flooring and radiator.

Bedroom One 12'7" x 11'5" (3.85m x 3.48m)
A front facing double bedroom with two windows, a full wall of fitted sliding mirrored wardrobes, carpet, radiator, coving and ceiling light.

Bedroom Two 11'5" x 8'2" (3.48m x 2.49m)
A side facing double bedroom with carpet, radiator and ceiling lights.

Bedroom Three 10'4" x 9'5" (3.15m x 2.88m)
A multi functional rear facing room currently used as a snug with carpet, radiator and sliding doors out onto the rear patio.

Bathroom 7'8" x 6'3" (2.36m x 1.92m)
The bathroom comprises of a white three piece bathroom suite; bath with shower over with a bi fold shower screen, sink and wc with fully tiled walls, LVT flooring, two obscure windows with vertical blinds.

Garage
A standard size single garage with an electric garage door with electrics and lighting.

Outside
To the front of the property there is a driveway leading to the garage and additional gravel driveway parking and an extensive private front garden with established shrubs and bushes with two low maintenance gravel seating areas with sleeper boarders, lawn, shed and perimeter hedge and fencing with views of St Peters Church. Leading through the gated access to the rear there are three raised vegetable plots, shed and greenhouse with outside water supply to the side, external electrics to the front. To the side of the property there is an additional gravel area for storage.

Additional Information
The property benefits from air source heat pump heating and a 4 kwh owned solar system.

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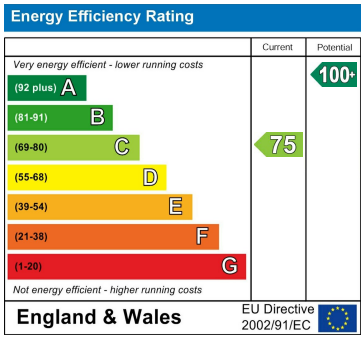
Area Map



Floor Plans



Energy Efficiency Graph



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