

Bridge House, Bawtry Rd, Blyth, Worksop, Notts S81 8HG



A spacious four bedroom detached house located in sought after village location well placed for the A1 giving excellent communication links to the regions major towns and cities.

The well-presented accommodation featuring oil central heating, Upvc double glazing, separate office ideal for those working from home briefly comprises reception hall, large drawing room, dining room, modern contemporary style breakfast kitchen, rear hall, office, utility, shower room, four bedrooms, bathroom with spa bath and walk in shower, separate WC. Lawned gardens, parking for several vehicles to the rear, summerhouse, garden shed.

The village has a range of amenities including local shop, several public houses, primary school. The A1(M) is within a few minutes travelling distance and has good communication links and is well placed for the surrounding areas major towns and cities Doncaster 12.7 miles, Bawtry 4.2 miles, Sheffield 25.8 miles, Worksop 6.0 miles, Retford 7.5 miles, Mainline train stations with direct links to London Kings Cross are available at Doncaster and Retford. The area is well served by both public and private schooling and leisure facilities (All mileages are approximate) Gross Internal Floor Area Approx. 225m²(2421ft²)

Rent £1675pcm Bond £1932

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ACCOMODATION

Harwood Entrance door

Reception Hall-4.29m (14') x 3.27m (10'8") -radiator

Drawing room 8.63m (28'3") x 5.22m (17'1") – Adam style fireplace, Upvc double glazed window and French doors four radiators, coving.

Dining room 5.27m (17'3") x 4.28m (14')-Bow Upvc double glazed window, coving, radiator. Return doors to hall and kitchen

Modern Breakfast kitchen 5.11m (16'9") x 4.16m (13'7")- Range of shaker style units comprising single drainer sink unit set into worktops, cupboards and drawers below, integrated dishwasher, cooker to be fitted, cooker hood over, recess for fridge/freezer, wall cupboards, Upvc double glazed window. Walk in pantry cupboard.

Rear Hall

Utility 3.48m (11'5") x 2.09m (6'10") - single drainer sink set into base units, cupboards and drawers below, Grant oil fired boiler

Shower room 2.10m (6'10") x 1.62m (5'3")-Vanity wash basin, low flush WC, shower area with Mira shower.

Separately accessed home office

Harwood open tread Stairs rise from the hall to:

First Floor Landing

Bedroom 1 (Rear) – 5.24 m (17'2") x 3.79 m (12'5")
Upvc double glazed window, radiator.

Bedroom 2 (Rear) 5.28m (17'3") x 4.29m (14') - Radiator,

twin Upvc double glazed window. louvered door wardrobe and airing cupboard

Bedroom 3(Rear) 5.24m (17'2") x 4.70m (15'5")-Two Radiator, Upvc double glazed window, wall lights

Bedroom 4 5.11m (16'9") x 2.99m (9'9")-two radiators

Bathroom 3.40m (11'1") x 2.38m (7'9")- Large spa bath, walk in shower area, hanging winged vanity wash basin with drawers below, pedestal wash basin, Low flush WC . Radiator. Ladder towel rail, dressing mirror.

Separate WC with winged vanity wash basin and WC set into surround with cupboards below. Ladder radiator.

THE GARDENS AND GROUNDS

The property has a lawned front garden, vehicle parking to the rear for several vehicles, summer house, garden shed, garden, patio area,

General Remarks

Tenure

The property is understood to be freehold.

Services

Mains, water which is included in the rent, electricity and drainage, are understood to be installed. Services have not been checked or tested and purchasers should make their own enquiries.

Council Tax

Band G

EPC

Band E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.