

Trevena, 2c Moorgate Park, Retford, Notts, DN22 6TH



A rare opportunity to acquire a spacious four bedroom detached bungalow occupying an elevated plot with fine views over the town and conveniently located within a short walking distance of town centre amenities.

The beautifully appointed accommodation, featuring gas central heating, double glazing, fitted wardrobes to two bedrooms, elevated plot with fine town views briefly comprises Reception porch/garden room, Reception Hall, walk in cloaks lobby, Large sitting room with feature fireplace, conservatory, well fitted open plan family dining kitchen, utility, master bedroom with en suite jack & Jill suite with spacious bedroom 2, three further bedrooms, modern house bathroom, secure gated gardens, large carport, garage, established elevated gardens. Inspection essential to appreciate the size of accommodation offered.

Sheffield 35.3miles, Nottingham 28.1miles, Newark 15.2miles, Lincoln 21.2 miles, A1 Ranby 4.0miles (All mileages are approximate)

Approx Gross Internal Floor Area 166.71m²(1793ft²)

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Guide Price £375,000

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& PARTNERS



LOCATION

The property occupies a fine elevated plot with views of the town and only is located only a few minute walking distance of the town centre amenities. Retford is an attractive Georgian market town with good range of local amenities, schooling, bus station and mainline train station with direct links to London Kings cross, The town is placed within convenient travelling distance of the A1 giving excellent communication links to the areas major towns and cities.

DIRECTIONS

The property is easily found when leaving the market square along Grove Street, turning left at the traffic lights onto Arlington Way. At the second set of traffic lights turn right onto Moorgate Hill, a short distance after the Brick & Tile public house turn right onto Moorgate Park where the property's driveway will be found immediately on the right-hand side.

ACCOMODATION

Upvc Double glazed front door

Entrance porch/garden sitting

Area 3.52m (11'6") x 2.76m (9')-Tiled floor, double glazed vaulted ceiling giving good natural light.

Double glazed double doors open into:

Reception Hall.

Two radiators, coving, large built in cloaks cupboard, built in wardrobe

Sitting Room 6.30m (20'8") x 4.49m (13' 8") – Feature marble style fireplace, with raised hearth upon which is set a coal effect gas fire, coving, radiator, , two Upvc double glaze double glazed patio doors open into:-

Conservatory 3.83m (12'7") x 1.95m (6'3") - views over garden areas, side door.

Open plan Spacious modern family dining Kitchen

Dining Area- 5.33m (17' 6") x 2.62m (8' 7") – Oak effect laminate floor, coving,, Upvc double glazed window with garden views, radiator, return door to hall. Through access into:-

Modern Kitchen area 3.50m (11 '5 ") x 2.75m(9')- Attractive range of contemporary high gloss finish kitchen units comprising stainless steel one and half bowl single drainer sink unit set into worktops inset with five ring gas hob with cooker hood over. Cupboard, drawers and pan drawers below, matching wall cupboards. Electric double oven set into vertical oven housing with cupboards above and below. Further matching base units dividing kitchen and dining area forming breakfast bar. Recessed ceiling lights. Range of integrated appliances comprising dishwasher and fridge freezer.

Utility 3.02m Max (9'10") x 2.80m (9'2") - Range of oak style based units and built in store cupboards, housing gas boiler, plumbing for washing machine. Return door to Hall. Upvc double glazed window and side door

House Bathroom 3.03m(9' 11") x 2.40m max (7' 10")- modern white suite comprising 'P' shaped bathe with shower screen and Mira electric shower over, vanity wash basin and low flush wc set into vanity shelf surround with cupboards below, half tiles wall, recessed ceiling lights, radiator, built in airing cupboard with lagged tank and immersion heater.

Inner Hall- Radiator, access to roof

Bedroom 1 Suite (Side) 4.75m (15'7") x 2.73m (8' 11")- Twin Upvc Double glazed windows, radiator. Ladies and gentlemen's built in wardrobe with cupboards over.

Access to



Jack & Jill Ensuite bathroom 3.66m(12') x 2.72m (8' 11")-Large walk in shower area with glazed screen and plumbed shower, vanity wash basin and low flush WC set into vanity surround with cupboards below, built in linen cupboards, vertical chrome towel rail, recessed ceiling lights. Return door to bedroom2

Bedroom 2 (Rear) 5.33m (17' 5") x 3.66m (12') - Twin Upvc Double glazed window, radiator, coving.

Bedroom 3 (Rear) 3.05m(10') x 2.64m(8' 7")- Range of built in wardrobes with cupboards over,Upvc double glazed window with garden views, radiator,

Study/Bedroom 3 (Front) 3.14m(10' 3")max x 3.07m(10')max- Upvc double glazed window, coving, radiator.

THE GARDENS AND GROUNDS

The property is served by a long blocked paved driveway, providing additional parking for several vehicles and flanked by dwarf walling and clipped bushes and hedging. The driveway leads to double security gates serving; – **Large carport** 8.38m (27'5") x 3.24m (10'7") - also providing useful covered area to side door.

Garage 4.84m (15'10") x 3.31m (10'10") - Power and light, roller shutter door

The property occupies a secure gated established garden area with lawns, patio, borders and garden shed to the side and rear. The elevated plot enjoys views over the town

General Remarks

Tenure

The property is understood to be freehold

Services

Mains, water, electricity, gas and drainage are understood to be installed. Gas fired central heating system. Services not checked or tested.

have not been checked or tested and purchasers should make their own enquiries.

Method of Sale

Private Treaty

Easements and Rights of Way

The land is sold subject to and with benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

Council Tax Band

Band D

Viewing- All viewing by appointment

IMPORTANT NOTICES Silcock and Partners for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Silcock & Partners for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/ imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Silcock & Partners, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Silcock & Partners for any error, omission of mis-statement in these particulars.



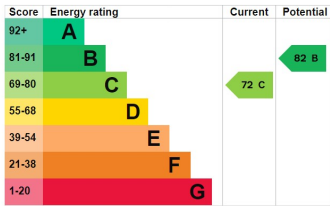
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These particulars were produced on 5th March 2024.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

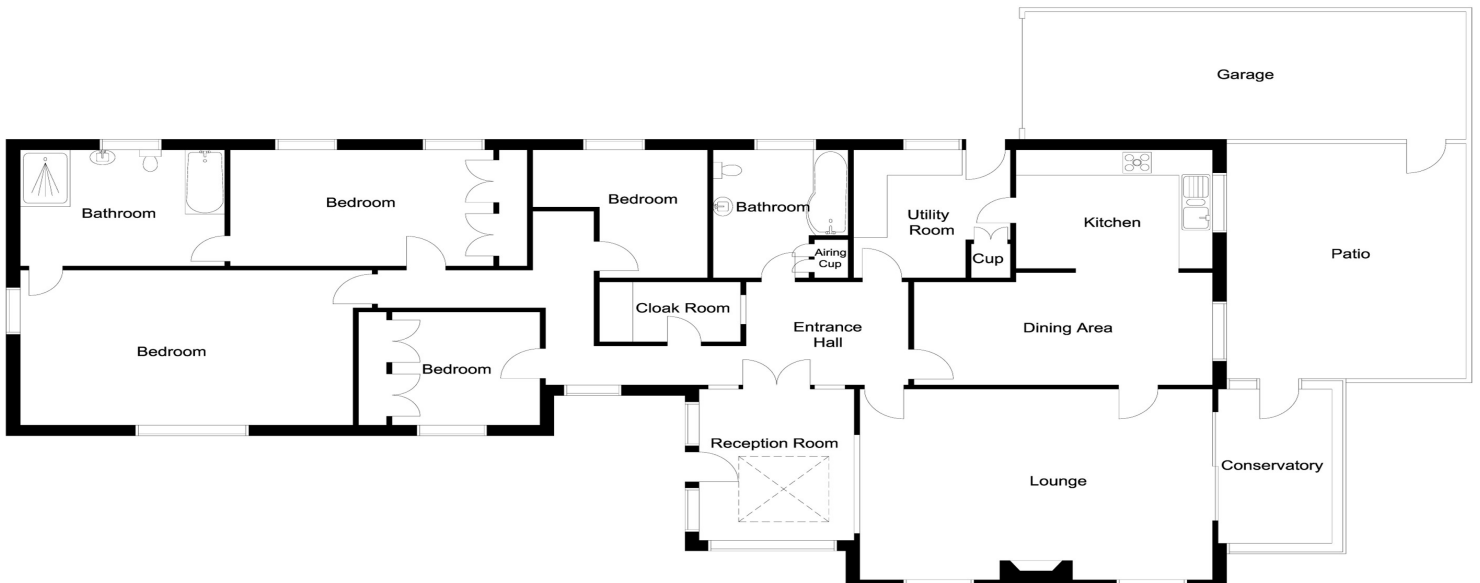
[See how to improve this property's energy efficiency.](#)



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



Ground Floor



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.