



Kendra  
Jacob



## 2 HOMEFIELD CLOSE RETFORD, DN22 0LX

£235,000  
FREEHOLD

\*\*\*GUIDE PRICE £235,000 - £250,000\*\*\*

This beautifully presented and stylish three-bedroom home offers modern, contemporary living throughout and has been thoughtfully designed to provide both comfort and practicality. The property welcomes you with an elegant entrance hallway leading to a well-appointed kitchen diner fitted with a range of quality units, solid wood work surfaces and integrated appliances, a generous living room with French doors opening onto the rear garden, and a stylish downstairs WC. To the first floor are three well-proportioned bedrooms, including a charming principal bedroom, along with a luxurious family bathroom featuring a modern suite and waterfall shower. Externally, the property enjoys a low-maintenance front garden, a shared driveway providing parking for several vehicles, a garage with electric door, and a beautifully maintained south-facing rear garden with patio seating area and lawn.

The property is situated in the stunning village location of East Drayton, offering a peaceful semi-rural lifestyle surrounded by the scenic Nottinghamshire countryside. Residents benefit from close proximity to the historic market town of Retford, which provides a range of everyday amenities, shops, schools and leisure facilities, along with excellent rail links to major cities.

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## 2 HOMEFIELD CLOSE

• **\*\*\*GUIDE PRICE £235,000 - £250,000\*\*\*** • Beautifully presented three-bedroom home with stylish, contemporary interiors • Spacious living room with French doors opening onto the rear garden • Modern kitchen diner with quality units, solid wood worktops and integrated appliances • Elegant entrance hallway and convenient downstairs WC • Three well-proportioned bedrooms including a charming principal bedroom • Luxurious family bathroom featuring a waterfall shower • South-facing enclosed rear garden with patio seating area and lawn • Shared driveway providing parking for several vehicles and a garage with electric door • Located in the stunning village of East Drayton, offering a peaceful semi-rural lifestyle close to Retford with excellent rail links to major cities



### ENTRANCE HALLWAY

A contemporary composite front door opens into a beautifully presented and welcoming entrance hallway. The space is tastefully decorated and features high-quality wood-effect laminate flooring, a central heating radiator, and stylish internal doors providing access to the downstairs WC, kitchen diner, and living room. A striking spindle staircase rises elegantly to the first-floor landing, creating an attractive focal point.

### DOWNSTAIRS WC

This stylish cloakroom is fitted with a modern white suite comprising a low-flush WC and a contemporary solid-wood wash basin unit. The room features partial tiling to the walls, wood-effect laminate flooring, a central heating radiator, an electric extractor fan, and an obscure front-facing uPVC double-glazed window, allowing natural light while maintaining privacy.

### KITCHEN DINER

A beautifully appointed kitchen diner featuring an extensive range of sleek wall and base units complemented by solid wood worktops. The space incorporates a ceramic sink with mixer tap and a comprehensive range of integrated appliances including a fan-assisted electric oven, microwave, fridge freezer, washing machine, and dishwasher. A ceramic hob with a modern extractor hood above completes the cooking area. Additional features include partial wall tiling, a contemporary vertical radiator, recessed ceiling spotlights, and quality wood-effect laminate flooring. The recently installed wall-mounted

central heating boiler is neatly concealed behind a matching cupboard unit. A front-facing uPVC double-glazed window provides natural light and enhances the bright, modern feel of the room.

### LIVING ROOM

A generously proportioned and inviting living room enjoying views over the rear garden. A uPVC double-glazed window and elegant French doors open directly onto the paved patio seating area, creating a wonderful indoor-outdoor flow. The room further benefits from a central heating radiator, recessed ceiling lighting, wood-effect laminate flooring, and a stylish feature panelled wall.

### FIRST FLOOR LANDING

The landing provides access to three well-proportioned bedrooms and the family bathroom. There is a loft hatch with ladder access to a partially boarded loft space, along with a spindle balustrade that continues the elegant design of the staircase.

### PRINCIPLE BEDROOM

A charming and spacious principal bedroom featuring two front-facing uPVC double-glazed windows that allow an abundance of natural light. The room also includes two central heating radiators, a useful over-stairs storage cupboard, and a stylish feature panelled wall.

### BEDROOM TWO

A beautifully presented double bedroom overlooking the rear garden, complete with a uPVC double-glazed window, central heating radiator, and an attractive panelled feature wall.

### **BEDROM THREE**

A well-proportioned third bedroom, currently used as a nursery. The room features a rear-facing uPVC double-glazed window, central heating radiator, and decorative panelled walls.

### **FAMILY BATHROOM**

A luxurious family bathroom fitted with a contemporary white suite comprising an L-shaped bath with overhead mains-fed waterfall shower and glass screen, wall-hung vanity wash basin, and low-flush WC. The room is partially tiled to the walls and features tiled flooring, a modern chrome heated towel rail, recessed ceiling lighting, and an electric extractor fan.

### **EXTERIOR**

The property forms part of an attractive cluster of homes and benefits from a low-maintenance front garden. To the rear, a shared driveway provides parking for two vehicles and leads to the garage, with gated access to the rear garden. The south-facing rear garden is beautifully maintained and fully enclosed, featuring a paved patio seating area, a lawn bordered by shrubs, external lighting, and an outdoor water tap—perfect for outdoor entertaining and relaxation.

### **GARAGE**

The garage is fitted with an electric remote-controlled door and also benefits from a side entrance door accessible from the rear garden. Additional features include a uPVC double-glazed window, power supply, and lighting.

## **2 HOMEFIELD CLOSE**





## 2 HOMEFIELD CLOSE

### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

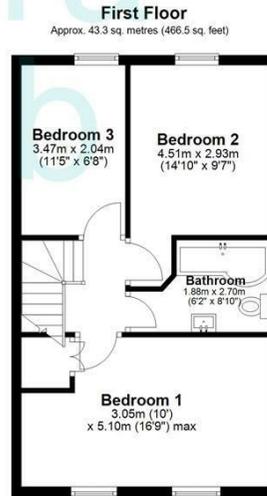
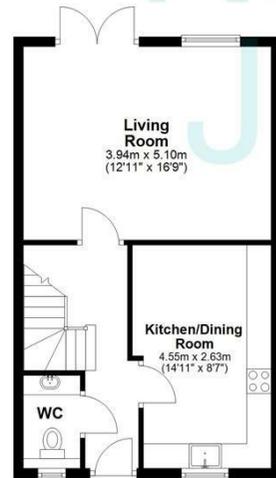
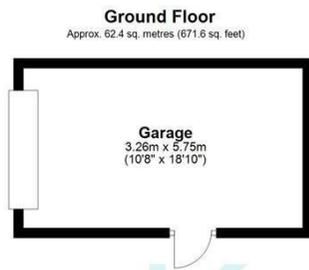
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 1138.20 sq ft

**Tenure** – Freehold





Total area: approx. 105.7 sq. metres (1138.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.

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| Energy Efficiency Rating                    |              | Current    | Potential |
|---|--------------|------------|-----------|
| Very energy efficient - lower running costs |              |            |           |
| (92 plus) <b>A</b>                          |              |            |           |
| (81-91) <b>B</b>                            |              |            |           |
| (69-80) <b>C</b>                            |              |            |           |
| (55-68) <b>D</b>                            |              |            |           |
| (39-54) <b>E</b>                            |              |            |           |
| (21-38) <b>F</b>                            |              |            |           |
| (1-20) <b>G</b>                             |              |            |           |
| Not energy efficient - higher running costs |              |            |           |
| <b>England &amp; Wales</b>                  | EU Directive | 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

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