

FIVE STAR

P R O P E R T Y



3 Field View Gardens

Torworth, Retford, DN22 8FS

Offers Around £480,000



STYLISH & CONTEMPORARY DETACHED BUNGALOW - SPACIOUS OPEN PLAN KITCHEN, LIVING & DINING AREA - TWO DOUBLE BEDROOMS - TWO SHOWER ROOMS - BEAUTIFUL FIXTURES & FITTINGS THROUGHOUT - UNDER FLOOR HEATING - BI FOLDING DOORS TO THE REAR GARDEN - SPACIOUS LAWN GARDEN & PATIO - AMPLE BLOCK PAVED PARKING AREA - DOUBLE GARAGE WITH ELECTRIC CHARGE POINT - EXCLUSIVE DEVELOPMENT - RURAL VILLAGE WITH GREAT ACCESS TO AMENITIES & TRANSPORT NETWORK - CONTACT FIVE STAR PROPERTY FOR DETAILS.



Reception Hall 30' 3" x 6' 5" (9.14m 0.91m' x 1.96m")

The glazed reception hall offers views over the gardens to the front, ceramic tiled flooring with underfloor heating, storage cupboard housing the underfloor heating system and further storage. inset down lights and doors into the:

Open Plan Kitchen, Living & Dining Area

This vast open plan space offers an incredible area to entertain and spend time together in this well planned and designed space. The area has ceramic tiled flooring with underfloor heating, recessed lighting and a downlights:

Living Area 26'10" x 20'2" including kitchen area (8.18m" x 6.15m" including kitchen area)

Having bi fold doors offering views and access on the rear patio and garden beyond. Wall mounted TV point and being open into the:

Kitchen Area 26'10" x 20'2" including living area (8.18m" x 6.15m" including living area)

With a comprehensive range of fitted wall and base units that includes a central island and pelmet lighting. White granite worktops contrasts against the dark blue units which house a comprehensive range of integrated appliances, including a double oven, induction hob with recessed extractor fan, fridge freezer, wine fridge, dishwasher and sink with mixer tap. The central island offers a breakfast bar in contrasting oak along with drop down pendant lighting highlighting this area. A door from the kitchen leads to the utility room.

Dining Area 13'4" x 10'8" (4.06m" x 3.25m")

Once again being open to both the kitchen and living areas, this space offers a beautiful area to dine with views over the rear garden.

Utility Room 13'1" x 8'3" (3.99m" x 2.51m")

The utility room has matching units and flooring from the open plan kitchen. Fitted units with white granite worktops, sink with mixer tap. Range of fitted appliances including washing machine and central heating boiler. Loft access point, downlights and a side access door. The utility room has access into the integral garage.

Master Bedroom 17'7" x 15'2" (5.36m" x 4.62m")

A beautiful double bedroom with bi folding doors opening onto the rear garden, fitted wardrobes, underfloor heating and down lights. Door opens into the:

En Suite Shower Room 8'1" x 4'5" (2.46m" x 1.35m")

This fully tiled room offers a stylish suite which incorporates a walk in shower with rain fall shower head and hand held attachment, and a recessed display alcove. wall hung vanity unit and wash hand basin, low flush WC with concealed cistern, illuminated mirror, towel warmer radiator, underfloor heating, down lights and a front facing window.

Bedroom Two 13'3" x 11' (4.04m" x 3.35m)

Having a rear facing window, fitted wardrobes, underfloor heating and down lights.

Main Shower Room 7'6" x 6'7" (2.29m" x 2.01m")

Comprising of a three piece suite which includes a rainfall shower head and hand held attachment, recessed alcove within the shower area, vanity units with sink set over, wall hung low flush WC with concealed cistern, towel warmer, underfloor heating, down lights and a side facing window.

Gardens

To the rear is an extensive garden mainly laid to lawn, patio dining and seating area leading from the living area. The garden offers a planted border to the rear boundary, fencing to the boundaries, power points and external lighting. To the front there is a further lawn garden with planted borders to the boundaries and post and rail fencing to the boundaries.

Driveway

The parking area offers a block paved driveway in front of the double garage as well as a further block paved parking area which maybe suitable for a motorhome or similar.

Double Garage 20'3" x 19'5" (6.17m" x 5.92m")

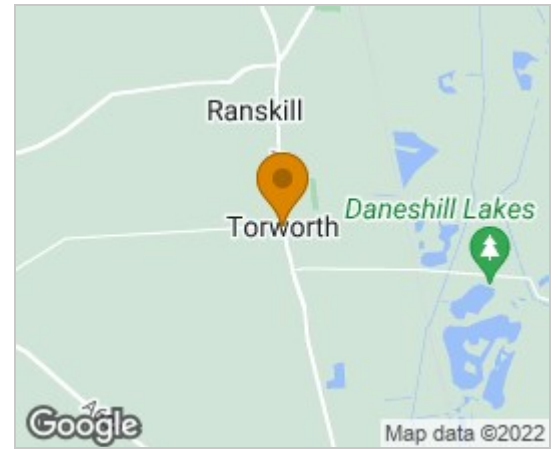
This integral garage has a resin floor, insulated and plastered walls, down lights, power points, up and over doors, side access door and an internal electric charge point.

Agents Notes

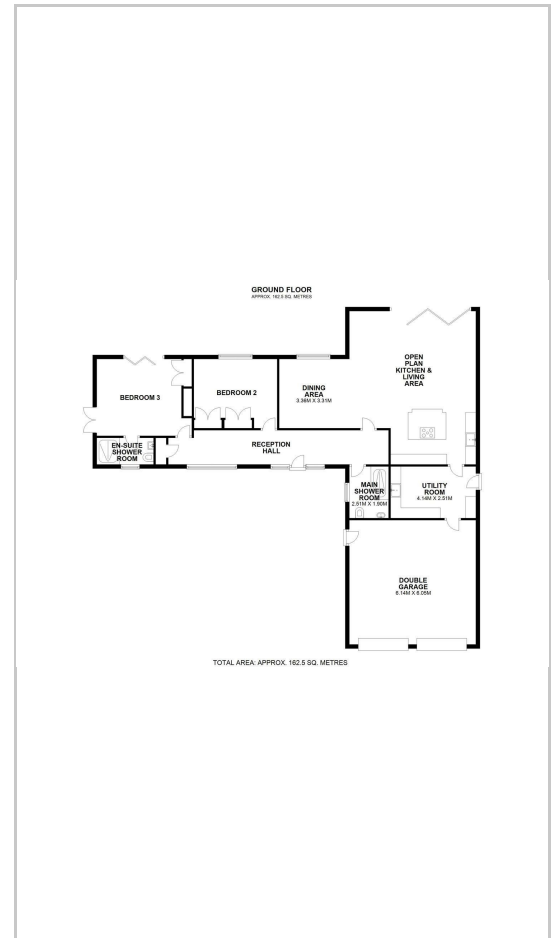
The property benefits from external CCTV, alarm system, dusk till dawn sensor outside lighting, USB power point connections and ethernet points.

Council Tax Band: E

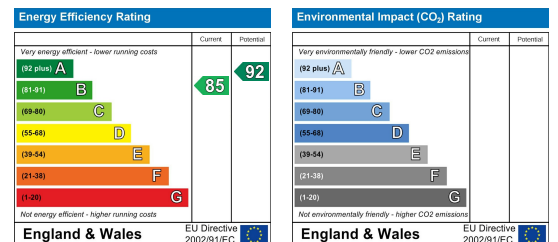
Area Map



Floor Plans



Energy Efficiency Graph



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