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Goldrick Close, Misterton, Doncaster | Offers In The Region Of £390,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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This modern detached property built in 2016 in the sought after village of Misterton is tucked away in a quiet cul de sace with only two other properties and offers secluded living with a private garden to the rear. VIEWING IS HIGHLY RECOMMENDED.

DESCRIPTION
Briefly the property comprises three bedrooms with en suite w.c. to one and bathroom to the first floor whilst the ground floor has entrance hallway, lounge, dining room, kitchen, utility, cloakroom and downstairs bedroom with en suite. Outside is a double garage to the front with garden and gates to both sides leading to the private rear garden. Misterton is a village which is well placed for access to the surrounding towns of Retford, Gainsborough, Bawtry and the city of Doncaster, with good motorway access via the A1M and M180 whilst Retford and Doncaster both lie on the east coast mainline. The village has a good range of shops and amenities including a Co-op with Post Office, Butchers, Primary School, sports field, Bowls Club, Library and Doctors Surgery.

ACCOMMODATION
Access to the front is via a white uPVC door which leads into:

ENTRANCE HALLWAY
7'6" to maximum dimensions x 15'11"
Allowing access to the lounge, dining room, kitchen, bedroom and downstairs cloakroom, stairs rising to first floor accommodation with understairs cupboard, concealed radiator and smoke alarm.

LOUNGE
18'6" x 11'9"
Space housing wood burning stove, t.v. point, window to the rear elevation overlooking the garden.

DINING ROOM
13'3" x 11'8"
Window to the rear elevation, t.v. point and radiator.

KITCHEN
12'10" x 9'8"
Fitted kitchen comprising wall and base units with complementary worksurface, built in Lamona oven with four ring gas hob and extractor over, fridge freezer, dishwasher, one and a half ceramic sink, tiled splashbacks, vinyl flooring, spotlights to ceiling, smoke alarm. Door leading into:

UTILITY
8'3" x 5'2"
Wall and base units with complementary worksurface, space and plumbing for washing machine and dryer, stainless steel sink, vinyl flooring, spotlights to ceiling, extractor fan and smoke alarm to the ceiling.

BEDROOM FOUR
10'0" x 12'5"
Currently used as a Study.
Window to the front elevation, telephone point and radiator. Door leading into:

EN SUITE
Three piece suite comprising shower cubicle, low level flush w.c., wash hand basin, vanity unit, towel holder, vinyl flooring, spotlights to ceiling, window to the side elevation and radiator.

DOWNSTAIRS CLOAKROOM
Matching white suite comprising wash hand basin with splashbacks and cupboard under, low level flush w.c., extractor fan and spotlights to the ceiling, towel holder, vinyl flooring.

L SHAPED FIRST FLOOR LANDING
8'1" x 13'4" to maximum dimensions
Providing access to Bedrooms and Bathroom, loft access, spotlights to ceiling, two cupboards, velux window to the front and two radiators.

BEDROOM ONE
14'9" x 18'5" to maximum dimension
Dormer window to the rear elevation and radiator.

BEDROOM TWO
12'10" x 13'8"
Window to the front elevation, t.v. point, spotlights to ceiling and radiator.

BEDROOM THREE
14'9" x 12'0" to maximum dimension
Dormer window to the rear elevation and door leading into:

EN SUITE W.C.
Two peice suite comprising low level flush w.c. and wash hand basin, extractor fan, vinyl flooring and coat hanger.

FAMILY BATHROOM
Matching white suite comprising panel bath, shower cubicle, wash hand basin and low level flush w.c., splashback tiling, chrome towel radiator, vinyl fooring, spotlights to ceiling and dormer window to the rear elevation.

EXTERNALLY
The front garden is laid to lawn with stone chip path to the side gate, mature borders, block paved drive allowing off street parking for multiple vehicles leads to the double Garage. Access to the rear is via two gates to either side, to the left are steps leading to the side entrance via the utility room with railings, outside tap and wall light, whilst the righthand side is laid to stone chip. There is a private fenced garden to the rear laid mainly to lawn with paving and mature beds.

DOUBLE GARAGE
16'11" x 16'11"
With two electric doors, power and lighting, wall mounted Logic boiler, water tank and side personal door.

COUNCIL TAX
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'D'

TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

AGENTS NOTE
The advertising photos are from the previous listing of the property in 2024. .

The property recently had to have the flooring replaced on the ground floor due to a failed screed which was completed under an insurance policy and has been signed off with paperwork available to evidence this for inspection and survey purposes

Ground Floor
81 sq m/871.87 sq ft
Approx.

Outbuilding
27 sq m/290.62 sq ft
Approx.

First Floor
76 sq m/818.05 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2024

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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