



CREOLA, PLANTATION ROAD, EAST MARKHAM  
£315,000

**BROWN & CO**



# CREOLA, PLANTATION ROAD, EAST MARKHAM, NOTTINGHAMSHIRE, NG22 0SD

## DESCRIPTION

Creola is a generous and well-planned detached bungalow which will suit a variety of buyers, nicely situated in a modest close off Plantation Road in the heart of this highly regarded village.

Accommodation commences with a good L-Shaped reception hall, to the side of which is a dual aspect lounge diner, the front picture window of which floods the room with natural light. A well-appointed breakfast kitchen is provided with high gloss white units and Range Cooker. Situated at the rear is a fine conservatory offering views over, and direct access to, the garden. The master bedroom has a wonderful en suite shower room in contemporary style and areas of tiling in natural tones. Three further bedrooms are provided, the fourth bedroom ideally suitable as a study, music room etc. The principle bathroom has an attractive modern white suite, again with areas of tiling in natural tones.

Outside, Creola offers attractive gardens, partly hard landscaped and part laid out in formal manner with ornately shaped lawn, perimeter shrubberies, picket fencing divides etc. A double width driveway provides off road parking but also gives access to the substantial brick built double garage.

## LOCATION

Nestling in a small close off Plantation Road, Creola lies close to the centre of the highly regarded village of East Markham.

The village presently boasts an active local community, Parish Church of St. John the Baptist, village hall, primary school (presently feeding into the much sought after Tuxford Academy), public house and recreation ground etc. all within easy walking distance. The village is served by a regular bus service to Retford & Newark.

The village is bypassed by the A57 and is particularly well placed for accessing the areas excellent transport links by road, rail and air. Both Retford and Newark have direct rail services into London's King Cross. The A1 is a few minutes drive away at Markham Moor from which the wider motorway network is available. Air travel is convenient by Doncaster Sheffield and Nottingham East Midlands Airports.

Leisure amenities and educational facilities (both state and independent) are well catered for.

## DIRECTIONS

Leave the A1 at Markham Moor taking A57 sign posted Lincoln. After cresting the hill proceed along turning right into East Markham. At the next cross roads turn left onto High Street, approach the sharp left-hand bend, turn right on to Plantation Road where the close on which Creola is situated is a little further along on the left-hand side.

## ACCOMMODATION

**L-SHAPED RECEPTION HALL** attractive oak flooring, radiators, airing cupboard with pre-lagged hot water cylinder.

**LOUNGE DINER 23'4 x 18'0 (7.11m x 5.47m)** bright and airy with large picture window to front elevation and additional doorway. Focal point brick fireplace with LPG gas fire and rising to full height with additional plinths, rear aspect window, radiators.



**BREAKFAST KITCHEN 16'6 x 9'9 (5.04m x 2.98m)** with contemporary range of high-gloss white units all to wall and floor level, base cupboards surmounted by granite effect working surfaces including peninsula breakfast bar and coordinating upstands. Wall cupboards are corniced and illuminated beneath with mood lighting, 1.5 sink unit, rear aspect window, tiled flooring, Range Master Professional cooking range including halogen hob, brushed steel splash back and coordinating extractor over. Further appliance recesses with plumbing for washing machine and dishwasher, rear stable door to conservatory, radiator.



**CONSERVATORY 11'8 x 6'7 (3.55m x 2.01m)** with brick base and timber double glazed upper levels, access to either side to hard landscaped rear garden, tiled flooring.

**MASTER BEDROOM 13'0 x 11'10 (3.95m x 3.61m)** front aspect window, radiator and off to.



**EN SUITE SHOWER ROOM** with contemporary frameless showering enclosure with glazed screening, pedestal wash hand basin, low suite WC, half tiled walls and flooring in natural tones, side aspect window, radiator.

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**BEDROOM TWO 11'1 x 9'9 (3.38m x 2.98m)** rear aspect window, radiator.

**BEDROOM THREE 9'3 x 9'0 (2.81m x 2.74m)** front aspect window, radiator.

**BEDROOM FOUR 9'3 x 7'6' (2.81m x 2.28m)** also ideally suitable as a study, music room etc. with front aspect window, radiator.

**PRINCIPAL BATHROOM** with attractive white suite with bath inset into tiled plinth, pedestal wash hand basin, low level WC, half tiled walls and flooring in natural tones, radiator.



**OUTSIDE**

The property nestles attractively on a small close off Plantation Road. There is an open plan front garden, double width driveway giving access to the substantial brick built **double garage** with electronically operated up and over door, light, power and personal door giving access to rear garden. Windows aid natural lighting.

To the side, there is an attractive formal garden laid with ornamentally shape lawn, picket fencing, perimeter and inset shrubberies. Within one corner there is a timber potting shed. This area also houses the external oil fire central heating boiler. A trellis archway and foot gate lead to the rear garden which is hard landscaped with flint bed and paved patio having pergola over, this is directly accessible from the conservatory. The pathway continues to the other side of the property with gated access returning into the drive.

**GENERAL REMARKS & STIPULATIONS**

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

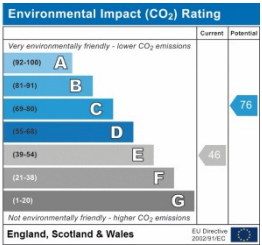
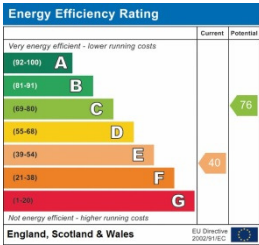
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

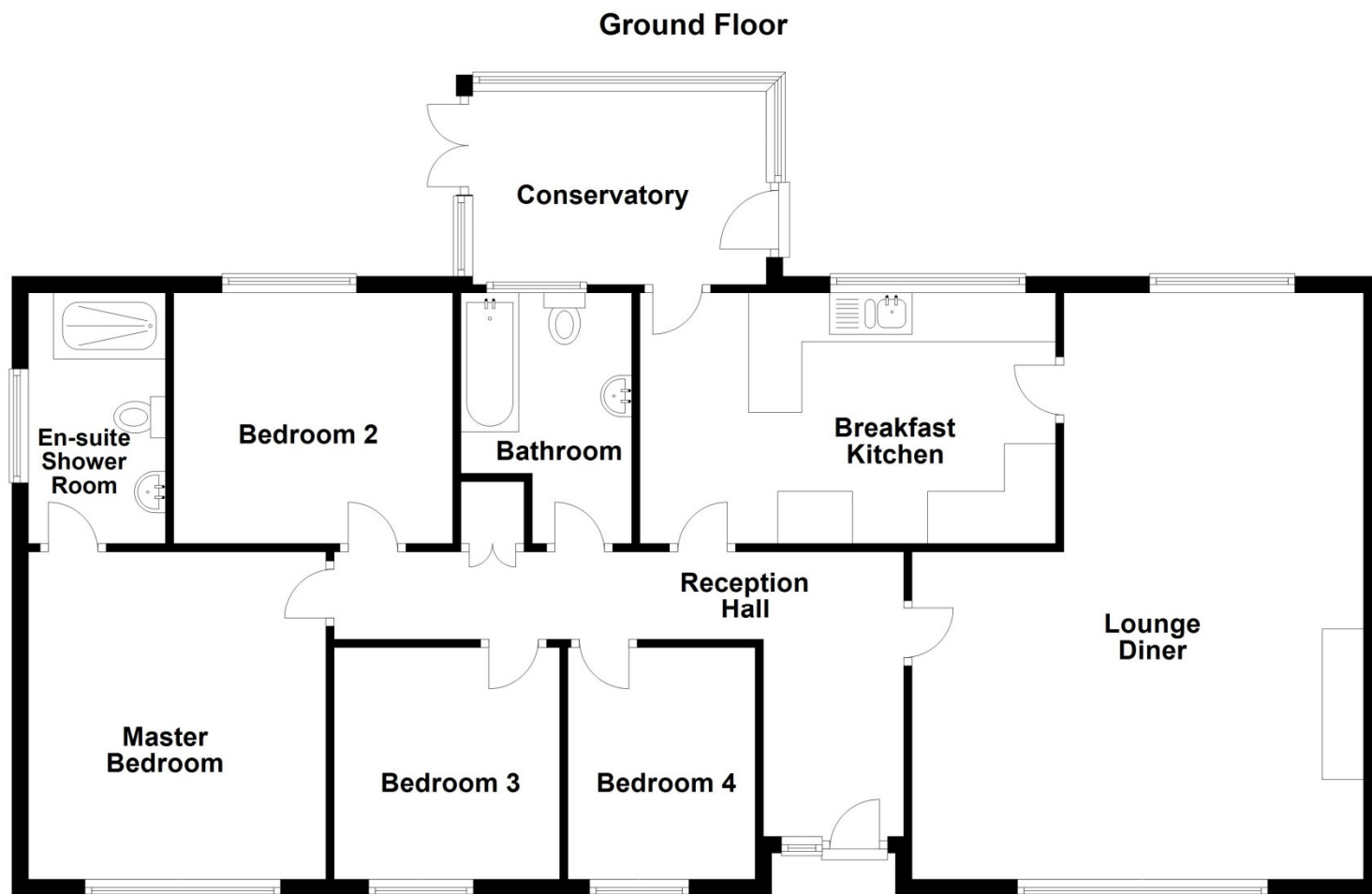
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in November 2019.







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