



**The Coppice, Barnby Moor, Retford, DN22 8QY**

**Offers Over £450,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# The Coppice, Barnby Moor, Retford DN22 8QY

**Offers Over £450,000**

Hunters are delighted to offer this four bedroom detached dormer bungalow to the market. Being sold with NO CHAIN complications the property has been modernised to a high standard and provides open plan contemporary living whilst outside the gardens offer countryside views to the south facing rear and off street parking to the front drive. VIEWING IS HIGHLY RECOMMENDED.





#### DESCRIPTION

Briefly the property comprises an entrance hall, lounge, dining area, kitchen, utility, downstairs wc, study and bedroom with en suite to the ground floor whilst the first floor has three further bedrooms with views over the countryside, and a jack and jill bathroom. Outside the property has a resin drive to the front allowing off street parking for up to eight vehicles and a garden with mature shrubs and trees. The south facing rear garden overlooks the countryside and is mainly laid to lawn with patio areas and a gazebo leading from the patio doors to the two tier patio. There is also a single tandem garage with adjoining garage/studio to rear. The property also benefits from double glazing and gas central heating plus air conditioning to two of the upstairs bedrooms.

#### ENTRANCE HALL

7'9" x 14'9"

The property is accessed via a composite door to the front with glass panels which leads into the entrance hall which provides further access to the lounge, bedroom one, study and kitchen. There is a wide staircase leading to the first floor with glass and brushed steel handrail plus lighting on each step.

#### LOUNGE

12'5" x 16'4"

Open plan into the dining area with TV point, double windows to the front.

#### DINING ROOM

11'3" x 10'7"

Open plan into the lounge and kitchen with patio doors to the rear private garden.



#### KITCHEN

10'9" x 13'9"

Gloss white fitted wall and base units with grey Silestone worktops, with an island offering oblong induction four ring electric hob with a retractable extractor, integrated dishwasher, single oven, microwave and 70/30 fridge freezer, sink with mixer tap over, spotlights to ceiling and window to rear, door to hallway and space into:

#### UTILITY

7'2" x 8'9"

Fitted with an array of base units and cupboards with worktops, space for washing machine and dryer, privacy mirror to study, window to rear, and doors leading to the cloakroom and rear garden.

#### CLOAKROOM

Low level flush wc, wash hand basin with unit under, combi boiler with large tank and window to rear

#### STUDY

6'9" x 5'10"

Downlighters and privacy window to utility.

#### BEDROOM ONE

12'7" x 12'6"

Double bedroom with triple wardrobe with sliding glass doors, window to front, radiator and door into:



#### EN SUITE

6'6" x 6'2"

Walk in shower unit with rainfall head and hand held unit, wash hand basin with two drawers under, low level flush wc, obscure window to side.

#### FIRST FLOOR

The landing provides access to three more bedrooms, a jack and jill bathroom, roof storage and has two Velux windows to rear.

#### BEDROOM TWO

17'1" x 10'8"

Dual aspect double bedroom with views over the fields to rear, bespoke fitted wardrobes in white gloss, air conditioning and door leading to the bathroom.

#### JACK AND JILL BATHROOM

7'5" x 6'1"

Accessed from the main landing and Bedroom Two with bath and central taps, large walk in shower with rainfall head and hand held unit, wash hand basin, with cupboard under, low level flush wc. Panelling around bath and shower and Velux window to front.

#### BEDROOM THREE

17'1" x 10'0"

Dual aspect double bedroom with views over fields to rear, bespoke fitted wardrobes in white gloss.



#### BEDROOM FOUR

7'5" x 5'10"

A single bedroom with Velux window, radiator and access to roof storage.

#### OUTSIDE

The south facing garden is laid mainly to lawn and overlooks the open countryside and has a gazebo leading from the patio doors to the two tier patio. There is also a single tandem garage with studio to rear.

The front of the property has a resin driveway leading down the side and allows parking for up to eight vehicles and has a garden with mature shrubs and trees.

#### SINGLE TANDEM GARAGE

18'4" x 23'1"

Up and over door, power and lighting, side personal door to rear garden.

#### STUDIO ADJOINING GARAGE TO REAR

Power, large picture window overlooking the fields to rear and personal door to the garden.

#### AGENTS NOTE

This property is for sale on behalf of a person connected to this Agent.

#### COUNCIL TAX

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



TENURE - Freehold

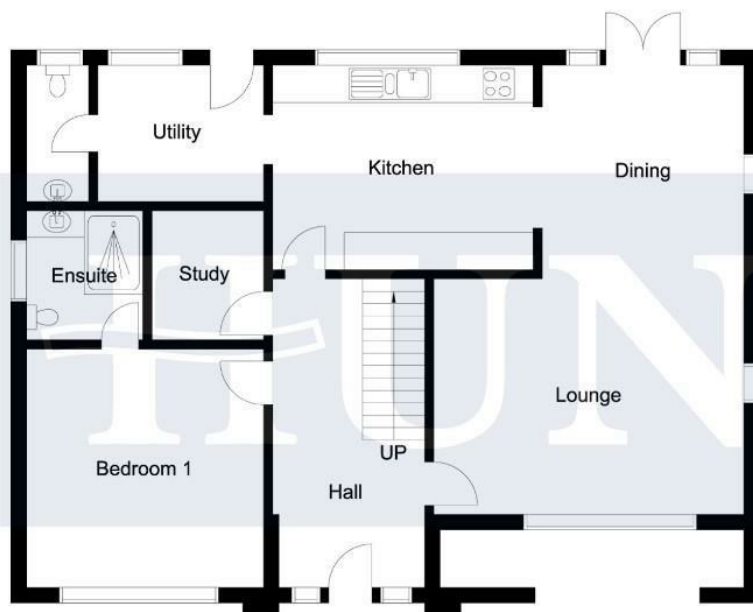
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |                         |           |
|                                             | 72                      | 84        |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### DISCLAIMER

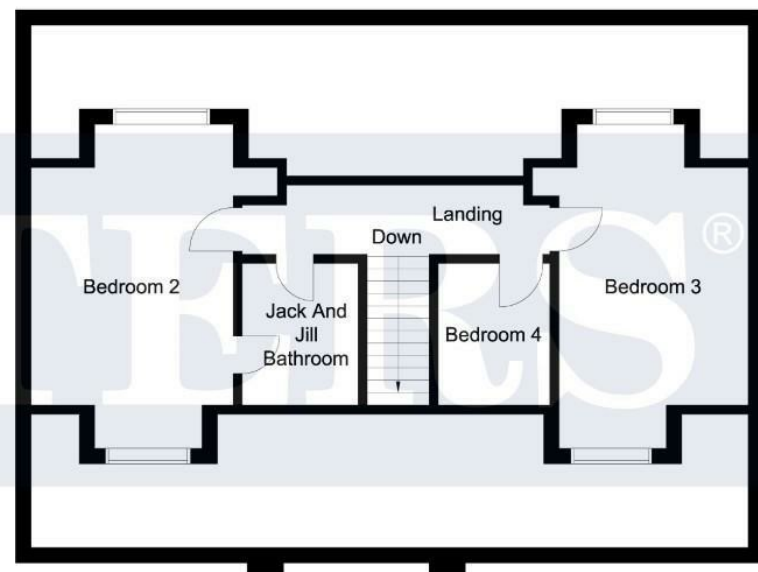
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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Ground Floor  
98 sq m/1054.86 sq ft  
Approx.



First Floor  
48 sq m/516.66 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 @2025

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01302 710773 | Website: [www.hunters.com](http://www.hunters.com)

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