





Norina Rockley,Retford DN22 0QW

william h brown

welcome to

Norina Rockley, Retford

This is a generously appointed four bedroom detached home is positioned on an extensive plot in the delightful hamlet of Rockley which is positioned amidst the Nottinghamshire countryside. Offering much scope for development (subject to local planning)













Rear Porch
Space for fridge freezer, waterproof backed mat flooring and double glazed door to the rear.

Cloakroom
Fitted with wc, wash hand basin, air vent and glass panelled door.

Lounge
Feature fire surround with open fire, coving to the ceiling, central heating radiator and double glazed window to the front.

Dining Room
Central heating radiator, coving to the ceiling and double glazed window to the front.

Snug
Central heating radiator and double glazed window to the side and one facing up the garden.

Kitchen
Fitted with a comprehensive range of wooden wall and base units, complementary work surfaces and 1 1/2 stainless steel sink and drainer unit. Range cooker with extractor above, integrated fridge freezer and space for dish washer. Tiled walls and flooring, and double glazed window to the rear.

Utility Room
Fitted with a range of wall and base units, complementary work surfaces and stainless steel sink and drainer. Space for washing machine and dryer. Central heating radiator and double glazed window to the rear.

Office
Central heating radiator and double glazed window to the front and side.

Landing
Two separate staircases leading to the landing which runs the whole length of the property. Four storage cupboards, four central heating radiators and four double glazed windows to the rear.

Bedroom One
Storage, loft access, central heating radiator and double glazed window to the front.

Bedroom Two
Fitted wardrobes, central heating radiator and double glazed window to the front.

Bedroom Three
Central heating radiator and double glazed window to the front.

Bedroom Four
Loft hatch,central heating radiator, storage heater and double glazed windows to the front and side.

Bathroom
Fitted with wc, wash hand basin, bath and shower cubicle. Central heating radiator and double glazed window to the side.

Garage
Exterior
Paved patio area with 1/3 acre grass garden with large pond with pump and open fields surrounding.

Buyer Information
Solid fuel pump feeds all the radiators.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Norina Rockley, Retford

- Unique four double bedroom detached family home
- Three reception rooms, kitchen & utility room
- Semi rural position in the delightful Hamlet of Rockley
- Many additional outbuildings
- Extensive plot amidst the Nottinghamshire countryside

Tenure: Freehold EPC Rating: F
Council Tax Band: D

£450,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RFD111121 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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