



Alexander Jacob  
estate agents & company



**Cross Street**  
Sturton-Le-Steeple, Retford

**Guide Price £450,000**

**Property & Estates Consulting**  
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# Cross Street Sturton-Le-Steeple, Retford

Immaculate FOUR DOUBLE BEDROOM Detached Family Home Developed by Trent Valley Homes

## Property Overview

- Boasting a Recently Added Conservatory with Self- Cleaning Glass Roof
- Underfloor Heating Throughout the Ground Floor with Individual Thermostats
- Master Bedroom Complete with Master En Suite
- Sizeable Front & Rear Gardens with Several Entertaining Spaces to Include a Secluded, Southerly Aspect Hot Tub Area



A wonderful opportunity to acquire an immaculate FOUR DOUBLE BEDROOM detached family home, boasting contemporary kitchen and bathroom suites, a feature oak staircase with light flooded galleried landing, and underfloor heating to the ground floor, controllable by individual thermostats. Established in 2020 by Trent Valley Homes who are esteemed local developers, and set over two storeys, the commodious living accommodation measuring in excess of 2185 sq ft. briefly comprises of entrance hall, kitchen diner, utility room, snug, lounge, recently added conservatory with self-cleaning glass roof, ground floor WC, galleried first floor landing, master bedroom complete with master en suite, three further spacious bedrooms and a well appointed family bathroom. The frontage sees a sizeable lawned garden overlooking the popular Cross Street, whilst a further beautifully kept garden, with a secluded, Southerly aspect entertaining area complete with a six-seater hot tub which is to be included in the sale, resides to the rear. Accessed via a private road behind the plot and secure electric gates, is a block paved driveway providing parking for multiple vehicles, and an attached double garage. Set upon a corner plot on an exclusive development of just seven houses, the well presented property lies within comfortable reach of the village Post Office and a bustling pub, whilst Sturton C of E Primary School, having most recently achieved a good Ofsted rating, is just a brief walk away. The neighbouring towns of Retford and Gainsborough are just a little further afield via the A620, showcasing a wealth of amenities, eateries, bars and further educational establishments. Viewings are highly recommended to fully appreciate the modern accommodation and far reaching countryside views being offered for sale.

- A Private Driveway Accessed via Secure Electric Gates & Attached Double Garage Providing Ample Parking
- Resting Upon a Corner Plot on an Exclusive Development of Just Seven Houses in Sturton-Le-Steeple
- Far Reaching Views of Open Countryside to the Rear
- Council Tax Band: E EPC Rating: B

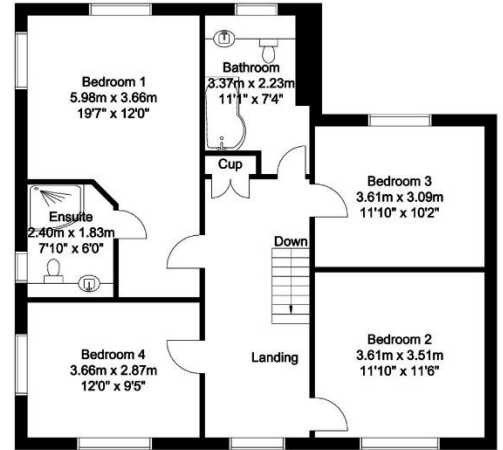
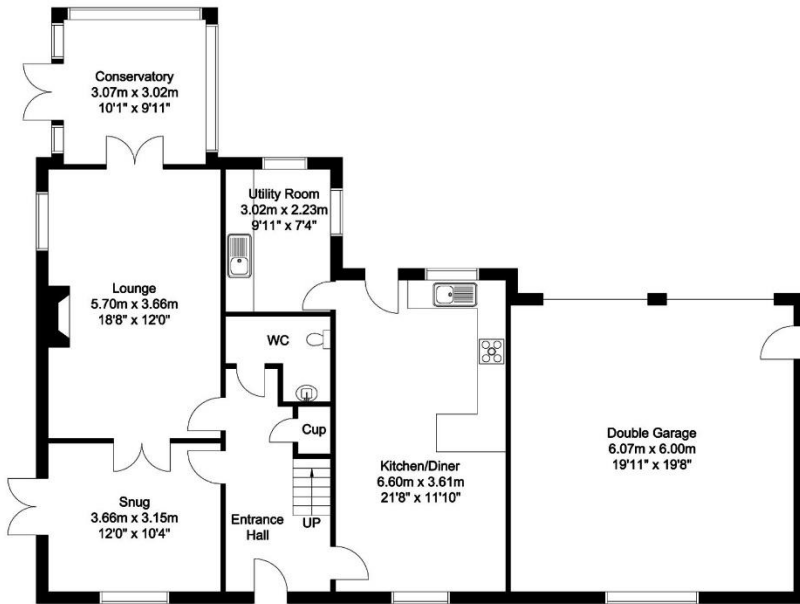


*Road links are served by the A1 which offers greater transport links throughout the UK. Train stations are located in Retford & Worksop, providing direct lines to King's Cross in less than 90 minutes at selected times.*

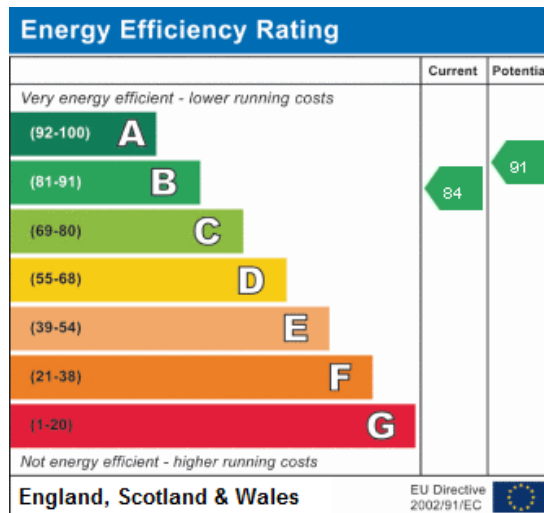


**Ground Floor**  
125 sq m/1345.48 sq ft  
Approx.

**First Floor**  
78 sq m/839.58 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 @2023



## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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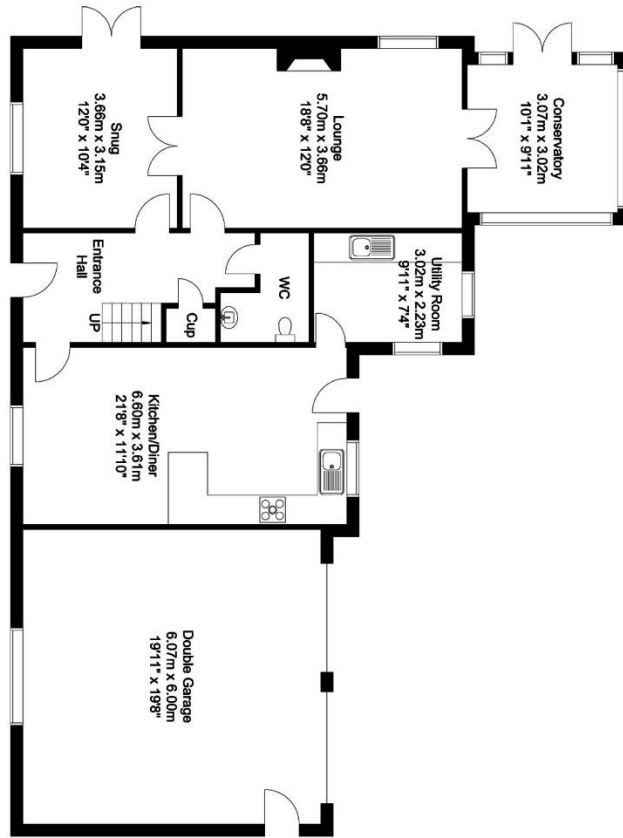


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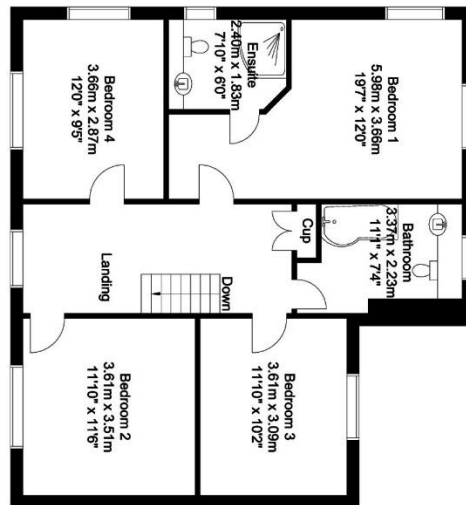
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Approx.



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78 sq m/839.58 sq ft  
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**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

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