



**3 Frederick Close, Sutton On Trent, Newark,  
Nottinghamshire, NG23 6SD**

**Offers In Excess Of £460,000**

**Tel: 01636 611 811**

 **RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A detached five bedroomed family sized house, with a cul-de-sac location, south facing garden and open field to the rear. Featuring a 35ft kitchen, master and guest bedrooms en suite, family bathroom and a double garage, the property is competitively priced and available with an early vacant possession date.

The accommodation provides an entrance hall with a fine staircase leading to the galleried landing, downstairs cloakroom, lounge, separate dining room or family room. The kitchen has two sets of centre opening south facing French windows and the electric Aga was fitted only 2 years ago (not included in the sale but negotiable). The first floor provides five bedrooms, master bedroom and guest bedroom en suite, and a family bathroom. The gross internal area is 2,100 sq. ft approximately, notably with good storage and no wasted space. The double garage stands with a paved driveway and double width parking. Photos taken last summer show the beautiful garden.

The end cul-de-sac location provides a safe and pleasant environment. The property is conveniently situated within a short walking distance of local amenities including a very good primary school, Co-operative school, delicatessen, and public house. There are bus services to Newark, Tuxford and Retford. School bus services serve secondary schools within the area.

Sutton on Trent is situated just 8 miles north of Newark, and accessed via the A1 dual carriageway. The village primary school has a good Ofsted report. The village falls within the catchment area of the Tuxford Academy Secondary School which is located 4 miles away. There is a doctors surgery within the village.

Locally there are a network of country lanes, public footpaths and bridleways providing walks in the beautiful surrounding countryside and along the banks of the River Trent. There are shopping facilities at nearby Newark, and a recently opened M&S food hall, Additionally, there are Waitrose, Morrisons, Asda and Aldi supermarkets.

Communications are excellent in this area with Newark Northgate Railway Station just a short drive, and

connections to London King's Cross in just over 75 minutes.

The property was built in 2021 by Charles Church and constructed with brick elevations under a slate roof covering. The windows are uPVC double glazed and central heating is fired by liquid propane gas. The following accommodation is provided:

#### **GROUND FLOOR**

#### **CANOPY PORCH**

#### **ENTRANCE HALL**



Radiator, centre opening doors to the lounge and a large built-in cupboard. The fine wide and easy staircase leads to an impressive galleried landing.

#### **CLOAK ROOM**

With low suite WC, pedestal basin and radiator.

#### **LOUNGE**

18'6 x 13'8 (5.64m x 4.17m)



With fireplace surround and fitted electric fire. Two windows in the front elevation. Three radiators.

#### **DINING ROOM/FAMILY ROOM**

14'10 x 10'8 (4.52m x 3.25m)



(Excluding the door reveal)

A pleasant room with window in the front elevation. Two radiators.

#### **DINING KITCHEN**

35'11 x 11'2 (10.95m x 3.40m)

(Overall measurements)



There are two centre opening south facing French doors to the garden. This light and airy kitchen has a pleasant outlook of the landscaped garden and field beyond. There is an Aga economy electric cooking range (not included in sale but negotiable if required) just over two years old. Fitted base units, wall cupboards, working surfaces. The kitchen appliances include a NEFF ceramic hob and double oven, one and a half stainless sink unit and LED lighting.



### FIRST FLOOR

#### GALLERIED LANDING

Built-in cupboard with double doors. Hatch to the roof space.

#### BEDROOM ONE

13'2 x 12'1 (4.01m x 3.68m)



Two windows in the front elevation. Two radiators. 4'11 wide recess, fitted wardrobes with mirrored sliding doors.

#### EN SUITE

6'10 x 6'2 (2.08m x 1.88m)

Shower cubicle with rain and hand shower. Basin, low suite WC and chrome heated towel rail.

#### BEDROOM TWO

13'2 x 10'7 (4.01m x 3.23m)



Window in the rear elevation. Radiator.

#### EN SUITE

9'1 x 7'1 (2.77m x 2.16m)



4ft wide shower cubicle with rain and hand shower. Pedestal basin and low suite WC. Double panelled radiator.

### BEDROOM THREE

12'1 x 10'11 (3.68m x 3.33m)



Two windows in the front elevation. Radiator.

### BEDROOM FOUR

13'4 x 11'1 (4.06m x 3.38m)



Built-in wardrobes with mirrored doors. Radiator.

### BEDROOM FIVE/STUDY

10'7 x 9'5 (3.23m x 2.87m)



With radiator.

### FAMILY BATHROOM

7'11 x 7'11 (2.41m x 2.41m)

(Average measurements)



Bath, basin, low suite WC. Shower cubicle with rain and hand shower. Radiator.

### DOUBLE GARAGE

21'2 x 20'2 (6.45m x 6.15m)

Up and over door, personal door and double power point.

### OUTSIDE



The property has an open plan frontage and double width block paved driveway with paved paths leading to the front door. The south facing garden, professionally landscaped has block paving, gravelled areas, an abundance of flowers, herbs and a vegetable garden. There is a greenhouse with a domed roof. A patio area and an area to the side of the property with a paved and gravelled surface.



### SERVICES

Mains water, electricity, and drainage are connected to the property. There is no mains gas available in the village. Central heating is fired by liquid propane gas.

**TENURE**

The property is freehold.

**VIEWING**

Strictly by appointment with the selling agents.

**POSSESSION**

Vacant possession will be given on completion.

**MORTGAGE**

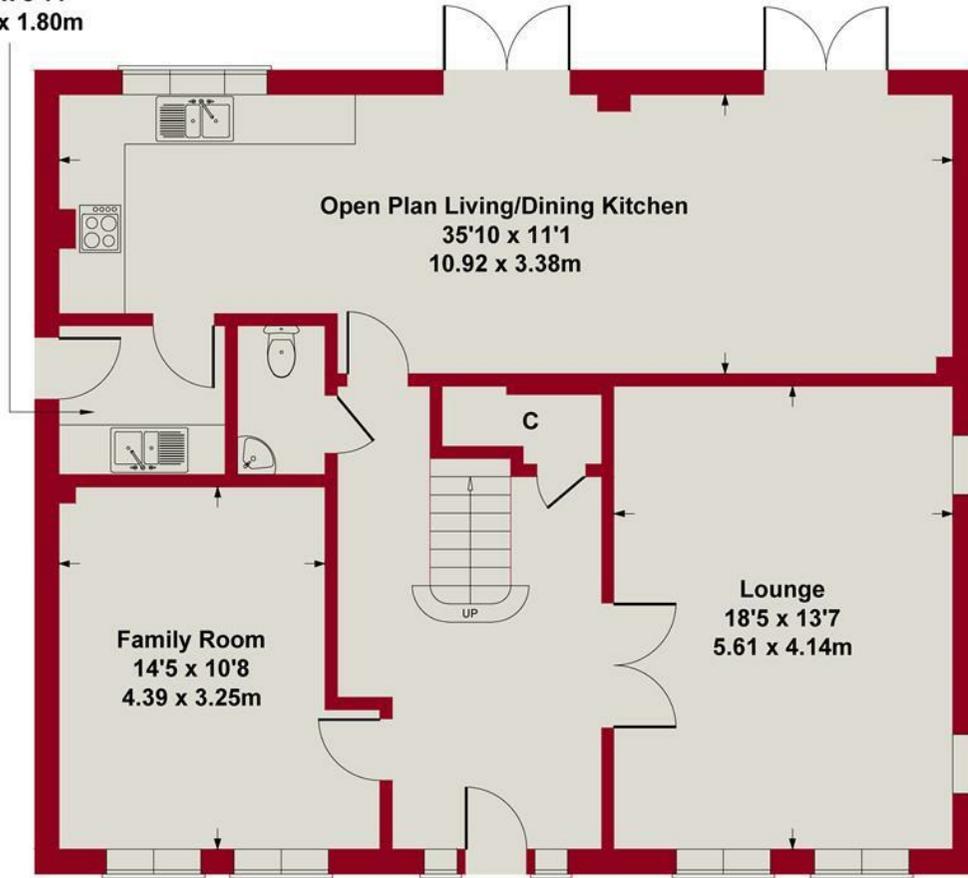
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**COUNCIL TAX**

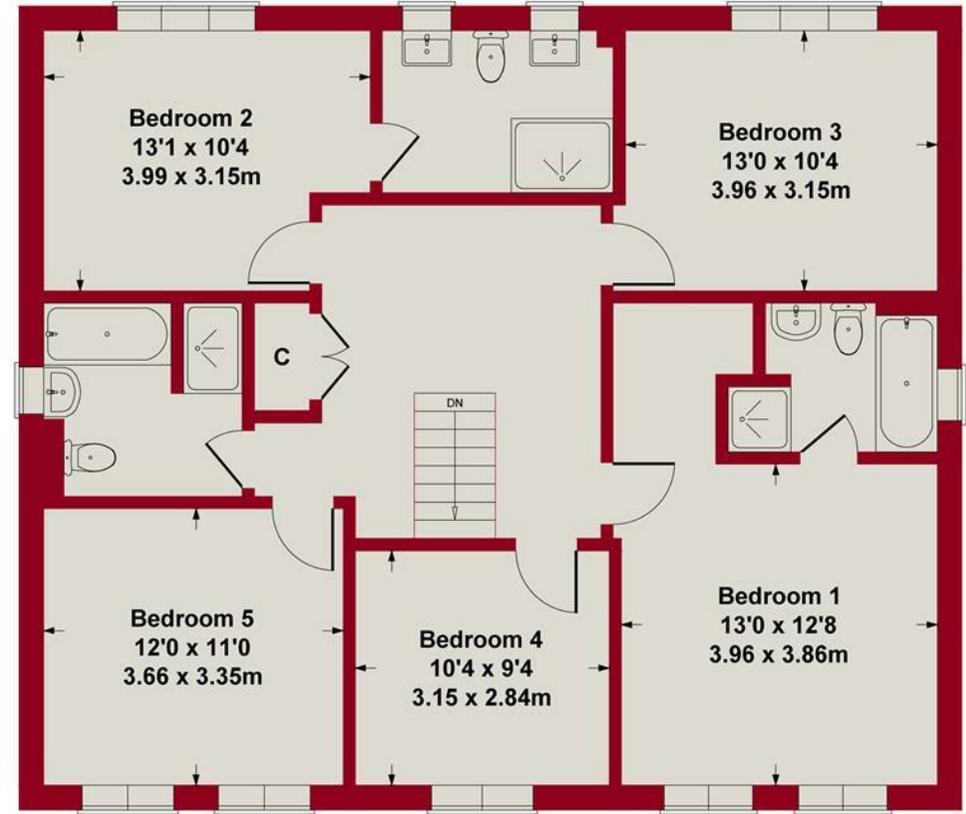
This property comes under Newark & Sherwood District Council Tax Band F.

Approximate Gross Internal Area  
2153 sq ft - 200 sq m

Utility Room  
6'8 x 5'11  
2.03 x 1.80m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>86</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		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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