



The Crest, 11 Great North Road, Sutton-On-Trent, Newark, NG23 6QW

£450,000
Tel: 01636 611811

 **RICHARD
WATKINSON
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Surveyors, Estate Agents, Valuers, Auctioneers

The interior offers in the region of 1670 sq.ft of living accommodation which comprises a spacious reception hall with Parquet flooring, two reception rooms, breakfast kitchen, master bedroom with en-suite shower room. There are two further double bedrooms and a family bathroom. Additionally there is a sun lounge, utility room, store room and cloakroom. This could easily be converted to a self-contained annexe, subject to planning permissions.

Outside the property is approached by a tarmac driveway with turning circle and a centre water feature. There is a triple garage. The beautifully landscaped and secluded gardens extend to the front, side and rear of the bungalow and are well established with lawned areas, patio terraces, a variety of trees and shrubs, mature hedgerows to the boundaries and productive vegetable plots. The situation on the edge of Sutton on Trent village allows for pleasant rural views and convenient access to nearby village amenities.

Sutton on Trent is a village located just 8 miles north of Newark and accessed by the A1 dual carriageway. There are excellent village amenities here which include a Co-op store, a deli with a small cafe, the Lord Nelson pub and restaurant, two hairdressers, a doctor's surgery and the Sutton on Trent C of E primary school which has a good Ofsted report. The village falls within the catchment area for the Tuxford Academy secondary school which has a good Ofsted report and is located just 4 miles away. For those who enjoy outdoor activities such as cycling or walking there are a network of country lanes, brick footpaths and bridleways which allow access to the neighbouring villages, walks in the beautiful surrounding countryside and along the banks of the River Trent. In the neighbouring village of Weston (2 miles) is the popular Hall Farm Country Store and cafe. Shopping facilities at nearby Newark include an M&S food hall. Additionally, there are supermarkets including Waitrose, Morrisons, Asda and Aldi. Fast trains are available from Newark Northgate railway station and connect to London King's Cross with a journey time of approximately 1 hour 30 minutes. Sutton on Trent is well served by local bus services which connect to Newark, Retford and

surrounding villages provided by locally based Marshall's Coaches.

The Crest was built circa 1935 in the Arts & Craft's architectural style popular at this time. Constructed with rendered elevations under a hipped design rosary tiled roof covering incorporating a high level feature Dormer window. The central heating system is oil fired and there are aluminium framed double glazed windows. There is ample space around the whole building to allow for extensions subject to planning and building control regulations. In all, the plot extends to 1.03 acres and internally the property offers in the region of 1670 sq.ft of living accommodation which can be described in further detail as follows:

ENTRANCE PORCH

With double glazed sliding patio doors and windows.

RECEPTION HALL

27'7 x 12'4 (8.41m x 3.76m)

(average measurement for irregular shaped room)



There is a vaulted ceiling with roof light and a high level Dormer window, wood Parquet floor and two double panel radiators. Double glazed aluminium front door with two side windows.

LOUNGE

19'10 x 16'10 (6.05m x 5.13m)



With a fine dressed Minster stone fireplace with fitted propane gas fire. Double and single panel radiators. There is a large double glazed window in the front elevation and also an original wood framed leaded light arched window, coved ceiling cornice and centre rose.

DINING ROOM

19'4 x 10'2 (5.89m x 3.10m)

(plus bay window measuring approximately 11'9 x 6'3)



Fireplace with fitted gas fire and two double panelled radiators, coved ceiling cornice, centre rose and arch display niche. Telephone point and TV point.

KITCHEN

13'4 x 10' (4.06m x 3.05m)



With fitted limed oak base cupboards and drawers, working surfaces over with Frankie one and a half bowl sink and drainer with mixer tap, tiling to splashbacks. Wall cupboards. Propane gas hob and electric oven, microwave combination oven, double panelled radiator. Double glazed door, space for a fridge freezer.

PANTRY

A beautiful walk in pantry cupboard fitted with base and wall cupboards. Electric consumer unit.

BEDROOM ONE

19'9 x 13'8 (6.02m x 4.17m)



With two double panelled radiators and a large double glazed window with an aspect of the garden. Two fitted triple wardrobes, coved ceiling.

EN-SUITE



With suite comprising low suite WC, wash hand basin and fitted vanity cupboards. Heated towel rail, part tiled walls, double shower cubicle with sliding screen door and a wall mounted shower.

BEDROOM TWO

15'6 x 10'7 (4.72m x 3.23m)



With double panelled radiator, double glazed window to front elevation and a built in double wardrobe with hanging rail and shelving.

BEDROOM THREE

11'1 x 9'9 (3.38m x 2.97m)

With a double glazed window to the rear elevation and double panelled radiator.

INNER HALL

With airing cupboard containing the hot water cylinder and latted shelving.

BATHROOM

13'4 x 8'8 (4.06m x 2.64m)



With jacuzzi bath and a wall mounted electric shower over, wash hand basin with marble counter top and vanity cupboards under and a low suite WC. Double panelled radiator, double glazed window to the side elevation. Fully tiled walls and ceiling cornice.

CONSERVATORY

13'5 x 8'6 (4.09m x 2.59m)

Approached from the kitchen door with a wood framed French door leading to the patio terrace and gardens. Oil fired central heating boiler.

UTILITY ROOM

11'1 x 9'9 (3.38m x 2.97m)

(overall measurements)

Fitted with base cupboards, working surfaces over, inset stainless steel one and a half bowl sink and drainer. Wall mounted cupboards. Plumbing and space for automatic washing machine. Ceramic tiled floor. Loft access hatch. UPVC double glazed window to the front elevation.

SUN LOUNGE

12'2 x 5'6 (3.71m x 1.68m)



UPVC patio door and side window giving access to the rear patio terrace and gardens. Pine panelled walls, ceramic tiled floor. Built in pine cupboard with shelving.

CLOAK ROOM

With low suite WC, wash hand basin and fully tiled walls. Original obscure glass window.

STORE ROOM

A useful walk in store room with fully tiled walls and shelving.

OUTSIDE



The property is approached by a tarmac driveway with turning circle and centre water feature. There are mature gardens and in all the property extends to 1.03 acre or thereabouts. The gardens are laid out with lawned areas and planted with shrubs and mature trees. There are well established hedgerows to the boundaries, productive vegetable gardens and an orchard area.





TRIPLE GARAGE

22'4 x 21'4 (6.81m x 6.50m)

Constructed with Stucco rendered elevations and a tiled roof. There are two up and over doors.



TENURE

The property is freehold.

SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in Sutton on Trent village. The central heating system is oil fired.

POSSESSION

Vacant possession will be given on completion.

VIEWING

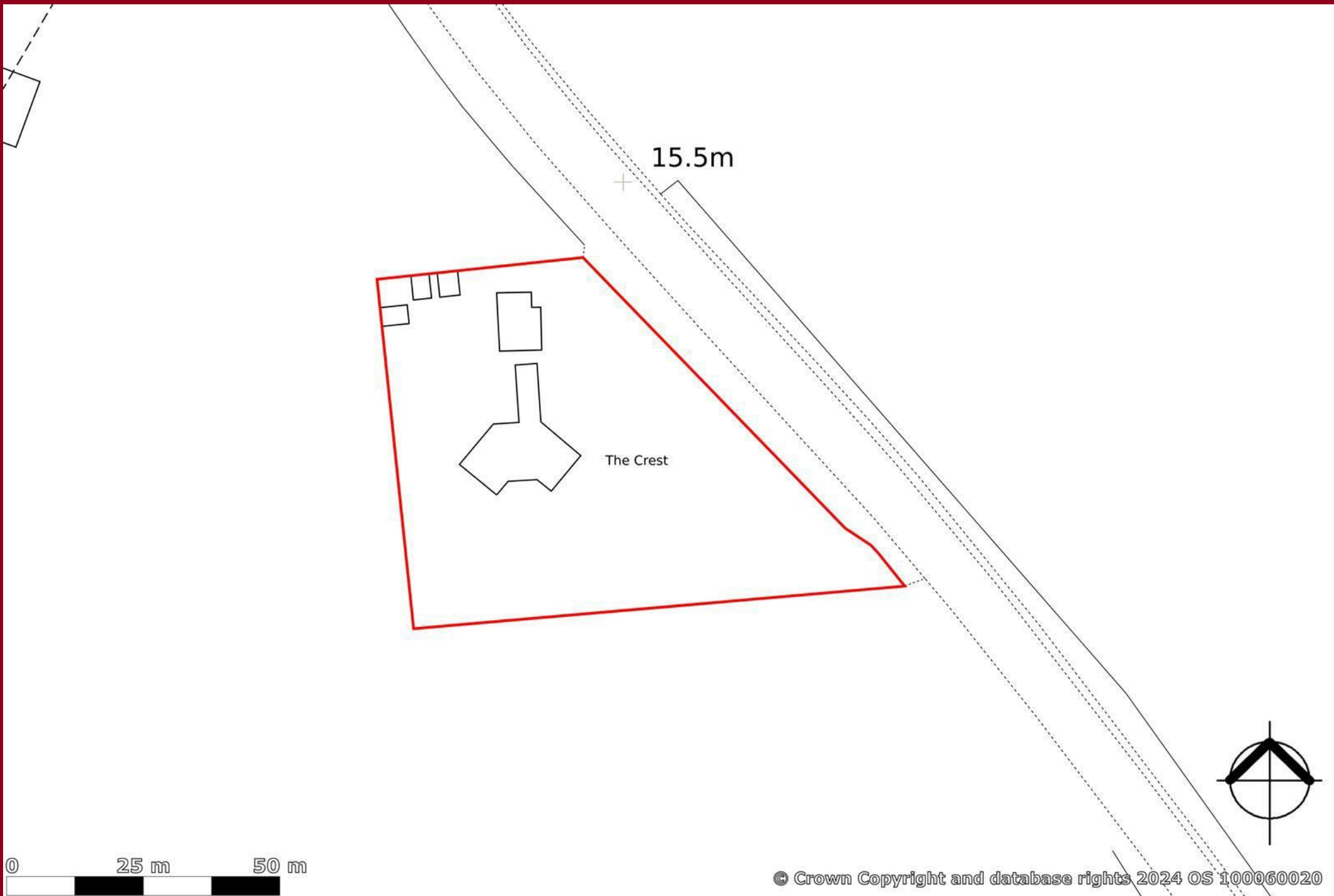
Strictly by appointment with the selling agents.

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.

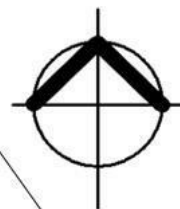
COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band F.

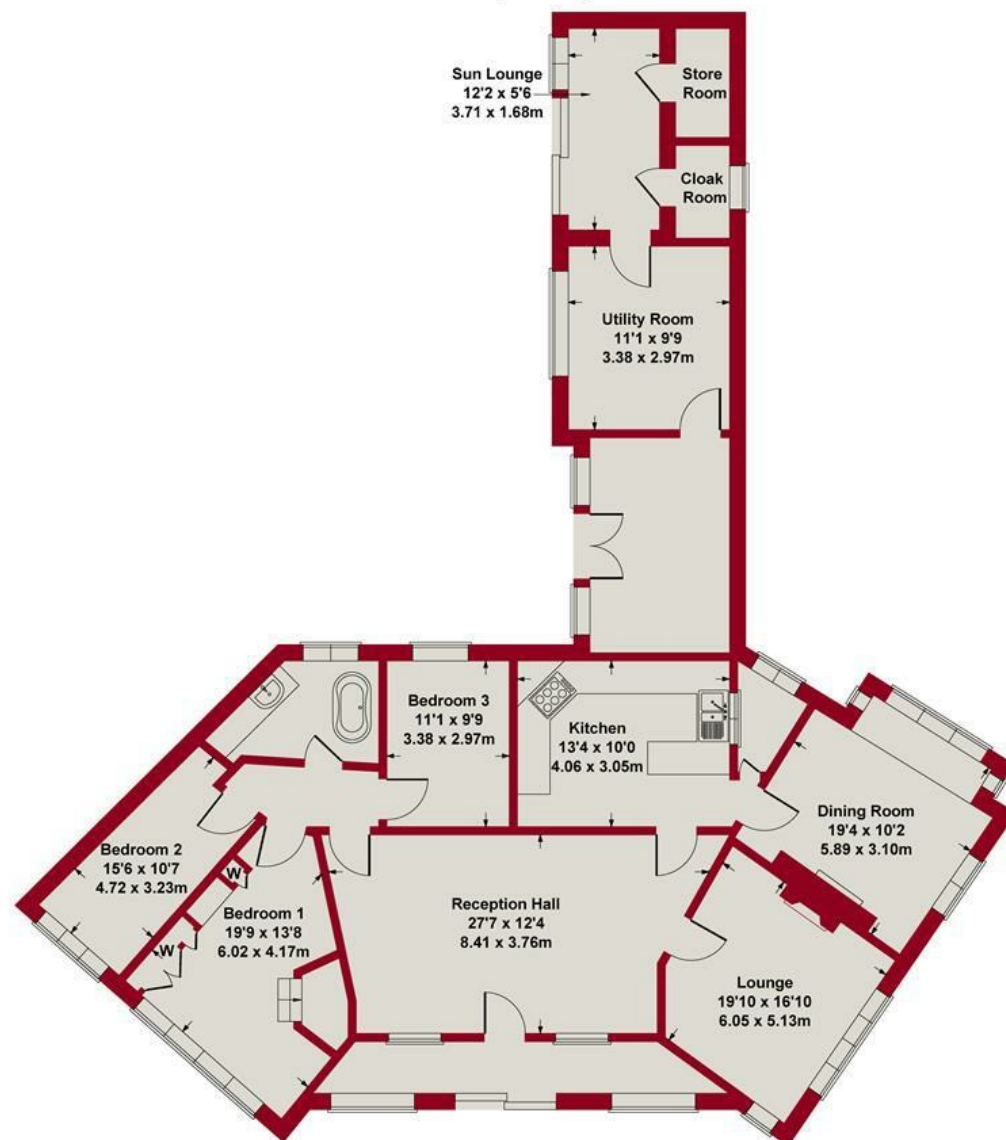


15.5m

The Crest



Approximate Gross Internal Area
1539 sq ft - 143 sq m



GROUND 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	33	76
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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