Rose Farm Drive

Sutton-On-Trent

MOUNT & MINSTER

Rose Farm Drive

Sutton-On-Trent

Spacious living in a tranquil setting, this glorious residence enjoys beautiful gardens and open-plan living, while being ideally located for major local transport links.

DESCRIPTION

Tucked away in a private position stands this prominent family home set within it's own impressive gardens. Built just before the turn of the millennium, this spacious property has been beautifully maintained and improved by the current owners to offer superb accommodation including an open-plan kitchen at the heart of any family home, with space for both dining and sitting, complemented by a utility room of the main entrance hall. Two reception rooms are also located off the main hall, one being a principal lounge with a log burner, the other currently being used as a home office but is equally suitable as either a snug or play room. Upstairs, there are four generous double bedrooms, with three bathrooms including two ensuites.

OUTSIDE

The property is approached over a pretty bridge that leads onto the gravel driveway with ample private parking for multiple vehicles. There is direct vehicular access into the double garage, with a side gate leading to the side aspect of the property which is paved and provides an ideal space from the kitchen for outdoor dining and entertaining. Continuing through to the rear gardens, there is yet another paved seating area looking out over the lawns, flower beds, trees and shrubs. A gate leads through to the bottom garden which currently accommodates chickens but has previously been used as a vegetable garden.

LOCATION

Sutton-on-Trent is a thriving and well-served Nottinghamshire village, attractively positioned on the western banks of the River Trent, approximately eight miles north of Newark-on-Trent. The village has a strong sense of community and an excellent range of everyday amenities, including a Co-op store, coffee shop, two hair salons, doctors' surgery, village pub, community library and sports facilities. Sutton-on-Trent Primary and Nursery School is also situated within the village, while the surrounding countryside offers attractive riverside walks and open meadowland.

The village is particularly well placed for commuters, lying only around two miles from the A1 and providing convenient road access towards Newark, Retford, Lincoln, Nottingham and beyond. Newark offers a wider range of shopping, leisure and cultural facilities together with rail services from Newark Northgate, including direct connections to London King's Cross. Sutton-on-Trent therefore combines the appeal of village life with excellent accessibility, making it an attractive choice for families, professionals and those seeking a more relaxed rural setting without sacrificing everyday convenience.

SCHOOLS

The area is well served by a good range of educational provision, with Sutton-on-Trent Primary and Nursery School situated within the village itself, providing education for children from nursery through to the end of primary school. For secondary education, families have access to a choice of established schools in the surrounding area, including Tuxford Academy.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

MOUNT & MINSTER

COUNCIL TAX BAND

Band: F

Newark and Sherwood

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Some images may have been digitally enhanced to add furniture for illustrative purposes and not included in the sale or enhanced for seasonal presentation. No structural or permanent features offered for sale have been altered. Estate agents are required to perform Anti-Money Laundering (AML) checks on both buyers and sellers under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. In the event an offer is accepted, the buyer is required to complete a Credas Smart Search before instructing solicitors to verify identity under AML legislation at a cost of £75 per name acquiring the property.

Life
with
Sandy

17 Rose Farm Drive

Approx. Gross Internal Floor Area 248.07 sq. m (including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.
Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate,
Lincoln, LN2 1QA
Tel: 01476 515 329
Email: info@mountandminster.co.uk

MOUNT & MINSTER