

Rose Farm Drive

Sutton-On-Trent



MOUNT & MINSTER



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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 ensembles.

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: D



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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

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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.

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

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