



Strawberry Fields, Sutton-on-Trent, Newark

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OLIVER REILLY







# Strawberry Fields, Sutton-on-Trent, Newark

- LOVELY DETACHED FAMILY HOME
- DESIRABLE VILLAGE WITH AMPLE AMENITIES
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- SINGLE GARAGE & DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- THREE WELL-PROPORTIONED BEDROOMS
- WONDERFUL OPEN-PLAN DINING KITCHEN
- WELL-APPOINTED LOW MAINTENANCE GARDEN
- UNSPOILED FRONT OUTLOOK
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B'

Guide Price: £270,000 - £280,000. STRAWBERRY FIELDS FOREVER...!

Take a look at this excellent detached residence. STANDING PROUD with a vast degree of kerb appeal. Occupying arguably one of the best positions within a popular and newly established cul-de-sac. In the heart of an extremely SOUGHT-AFTER VILLAGE. Boasting a wide array of amenities and transport links. Including ease of access onto the A1, with links to Newark, Retford and Grantham.

This SPLENDID, STYLISH AND SPACIOUS family-sized home was constructed within the last 5 years and remain under NHBC warranty.

The property showcases a DECEPTIVELY COPIOUS LAYOUT comprising: Inviting entrance hall, ground floor W.C, a large lounge and a FABULOUS 23 FT OPEN-PLAN DINING KITCHEN. Providing a range of integrated appliances and French doors out to the garden.

The first floor occupies a modern three-piece bathroom and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom is enhanced by a well-appointed EN-SUITE SHOWER ROOM.

Externally, the property occupies a delightful position, with a captivating unspoiled outlook to the front aspect, overlooking the local green.

The sizeable and fully enclosed rear garden is a perfect external escape, suitable for the whole family.

There is a driveway behind the property and access into a SINGLE GARAGE. Equipped with power and lighting.

Further benefits of this BRIGHT & BEAUTIFUL HOME include uPVC double glazing, LPG (liquid propane gas) fired central heating and a high energy efficiency rating (EPC: B).

SET YOUR SIGHTS... On this perfect all round residence. Ready and waiting for your immediate appreciation!

Guide Price £270,000 - £280,000



## ENTRANCE HALL:

Accessed via an obscure composite front entrance door. The highly inviting reception space provides wood-effect LVT flooring, carpeted stairs with open-spindle balustrade and oak handrail rising to the first floor. Useful under-stairs storage cupboard. A ceiling light fitting, smoke alarm, single panel radiator, electrical RCD consumer unit. Access into the generous lounge, equally sizable OPEN-PLAN dining kitchen and ground floor W.C.

11'8 x 4'6 (3.56m x 1.37m)

## GROUND FLOOR W.C:

With complementary wood-effect LVT flooring. Providing a low-level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap and partial patterned wall tiled splash-backs behind. Single panel radiator, ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the front elevation.

5'10 x 4'0 (1.78m x 1.22m)

## LOUNGE:

A generous reception room with carpeted flooring, a central ceiling light fitting, double panel radiator, TV/telephone connectivity point, two paned uPVC double glazed windows to the front elevation.

14'1 x 11'8 (4.29m x 3.56m)

## OPEN-PLAN DINING KITCHEN:

A SUPERB family sized space with wood effect LVT flooring. The eye-catching contemporary kitchen houses a range of fitted grey high-gloss wall, drawer and base units with grey work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring gas hob over, stainless steel splash-back and stainless steel extractor hood above. Integrated dishwasher, fridge freezer, and washing machine. Access to the concealed 'IDEAL' LPG boiler. Recessed ceiling spotlights, heat alarm, uPVC double glazed window to the rear elevation. The spacious dining area has continuation of the wood-effect LVT flooring. Sufficient space for a large dining table and chairs, complementary panelled feature wall, two ceiling light fittings, a single panel radiator and uPVC double glazed French doors, opening out to the well-appointed rear garden.

23'2 x 9'2 (7.06m x 2.79m)

## FIRST FLOOR LANDING:

With carpeted flooring, a ceiling light fitting, loft hatch access point, smoke alarm fitted storage cupboard open spindle, balustrade and oak handrail uPVC double glazed window to the side elevation. Access into the family bathroom and all three WELL-PROPORTIONED bedrooms. Max measurements provided.

9'4 x 5'4 (2.84m x 1.63m)

## MASTER BEDROOM:

A generous principle, DOUBLE bedroom with carpeted flooring, a ceiling light fitting, single panel radiator, two paned uPVC double glazed windows to the front elevation, enjoying a lovely outlook over the local green. Access into the en-suite shower room. Max measurements provided.

14'3 x 9'8 (4.34m x 2.95m)

## EN-SUITE SHOWER ROOM:

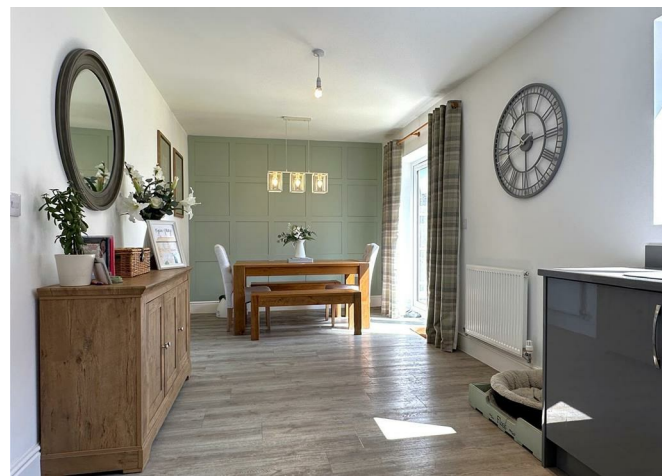
An extensive space, providing wood-effect vinyl flooring. A double fitted shower cubicle with mains shower facility and floor to ceiling ceramic wall tiling. Low-level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap and medium height wall tiled splash-backs behind. Recessed ceiling spotlights, extractor fan shaver point, single panel radiator and a paned uPVC double glazed window to the front elevation. Max measurements provided.

10'7 x 5'2 (3.23m x 1.57m)

## BEDROOM TWO:

A further DOUBLE bedroom located at the rear of the house, with carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation.

11'4 x 8'3 (3.45m x 2.51m)







#### BEDROOM THREE:

An additional and equally spacious bedroom, providing carpet flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation, overlooking the garden.

9'4 x 8'2 (2.84m x 2.49m)

#### FAMILY BATHROOM:

With wood-effect vinyl flooring. Providing a panelled bath with chrome mixer tap, electric shower facility, wall mounted clear glass shower screen and complementary floor to ceiling ceramic wall tiling. Low-level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap and medium height wall tiled splash-backs behind. Recessed ceiling spotlights, a single panel radiator and obscure uPVC double glazed window to the rear elevation.

7'10 x 6'4 (2.39m x 1.93m)

#### SINGLE GARAGE:

Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power and lighting. A n obscure uPVC double glazed rear personal door gives access into the enclosed garden.

19'10 x 10'3 (6.05m x 3.12m)

#### EXTERNALLY:

The property occupies a lovely residential position, hosting a captivating and unspoiled outlook over the local green. The front aspect provides a paved pathway leading to the entrance door with external wall light and a sloped/ tiled roof storm canopy above. The front garden is laid to lawn, with a small array of bushes, shrubs and partial gravelled boarders. A paved pathway continues to the left side elevation with a wooden gate opening into the generously proportioned and fully enclosed rear garden. Retaining a high-degree of privacy. Predominantly laid to lawn with a paved pathway giving access to the personal door into the single garage. There is an outside tap, fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides LPG (liquid propane gas) central heating, uPVC double glazing throughout and approximately 5 years remaining on an 'NHBC' warranty. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Approximate Size: 1,000 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Maintenance Charge:

Please be aware the vendors pay approximately £271 to 'Ground Solutions' for the upkeep and maintenance of the public green spaces, communal hedges, pavement areas and children's play area.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'D'

#### EPC: Energy Performance Rating: 'B' (84)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities:

The highly desirable village of Sutton-On-Trent is located approximately 8 miles north of Newark-On-Trent. The village provides a host of excellent amenities including a Co-op, butchers, The Lord Nelson public house, doctors surgery, popular primary school, local hairdressers and a regular bus service. There is ease of access onto the A1 North and South bound, along with being easily accessible into Retford and surrounding villages.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.









GROUND FLOOR

1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	