



Strawberry Fields, Sutton-on-Trent



5



3



2

Asking Price £500,000



## Key Features

- Executive Detached Home
- Five Double Bedrooms
- Two Ensuites, Bathroom & G/F WC
- Living/Dining Kitchen & Utility Room
- Lounge & Dining Room
- Landscaped Rear Garden
- Double Garage & Driveway
- Council Tax band: F
- EPC Rating: B
- Tenure: Freehold





Enjoying a delightful position at the end of a quiet cul-de-sac, this executive style, detached home is conveniently located in the well served and popular village of Sutton-on-Trent, boasting superb access to the A1 as well as a host of local amenities, to include a doctor's surgery, Co-op store and Primary School.

The property's immaculate accommodation comprises to the ground floor: inviting entrance hallway with central staircase, WC, generous dual aspect lounge, separate dining room, utility room and a wonderful open plan living/dining kitchen space that runs across the whole rear of the property. This space enjoys two sets of French doors opening to the rear garden, a bay window to the side and the kitchen has a central island housing a wine cooler and microwave, with the kitchen also having a double electric oven, four ring hob and integrated dishwasher. The first floor has a quality four piece family bathroom suite, and five DOUBLE bedrooms, two of which having ensuite facilities.

Outside, this home benefits from a driveway to the side providing off street parking and access to a large detached double garage. The rear garden has been beautifully landscaped with low maintenance in mind. There are numerous seating areas, including a decked area with pergola, and a variety of plants/shrubs in raised beds to the borders. Other features of this home include UPVC double glazing, liquid propane gas fired central heating and the added benefit of an NHBC warranty.

## ACCOMMODATION - Rooms & Measurements

**Entrance Hallway** 5.64m x 3.20m (18'6 x 10'6)  
maximum measurements

**Ground Floor WC** 1.78m x 1.19m (5'10 x 3'11)

**Lounge** 5.59m x 4.14m (18'4 x 13'7)

**Dining Room** 4.39m x 3.96m (14'5 x 13'0)  
maximum measurements

**Living/Dining Kitchen** 10.90m x 3.35m (35'9 x 11'0)  
maximum measurements, excluding bay window

**Utility Room** 2.03m x 1.78m (6'8 x 5'10)

### First Floor Landing

**Master Bedroom** 5.23m x 3.96m (17'2 x 13'0)  
maximum measurements

**Ensuite** 2.59  
m x 1.83m (8'6 x 6'0)  
maximum measurements

**Bedroom Two** 3.96m x 3.15m (13'0 x 10'4)  
maximum measurements

**Ensuite** 2.72m x 2.11m (8'11 x 6'11)





**Bedroom Three** 4.17m x 3.17m (13'8 x 10'5)  
maximum measurements

**Bedroom Four** 3.66m x 3.35m (12'0 x 11'0)

**Bedroom Five** 3.10m x 2.84m (10'2 x 9'4)

**Bathroom** 2.59m x 2.36m (8'6 x 7'9)

**Double Garage** 6.45m x 6.10m (21'2 x 20'0)

#### Agent's Note - Maintenance Charge

The property is subject to an Estate Service Charge of approximately £270 per annum.

#### Services

LPG central heating. Mains electricity, water and drainage are connected.

#### Sutton-on-Trent

Situated 8 miles north of Newark, 10 miles south of Retford and with easy access to the A1. Sutton on Trent is a designated conservation village and benefits from an array of amenities including Co-op store, butchers, delicatessen, The Lord Nelson public house, hairdressers, doctor's surgery and Sutton on Trent Primary School.

#### Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



## Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

## Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.  
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

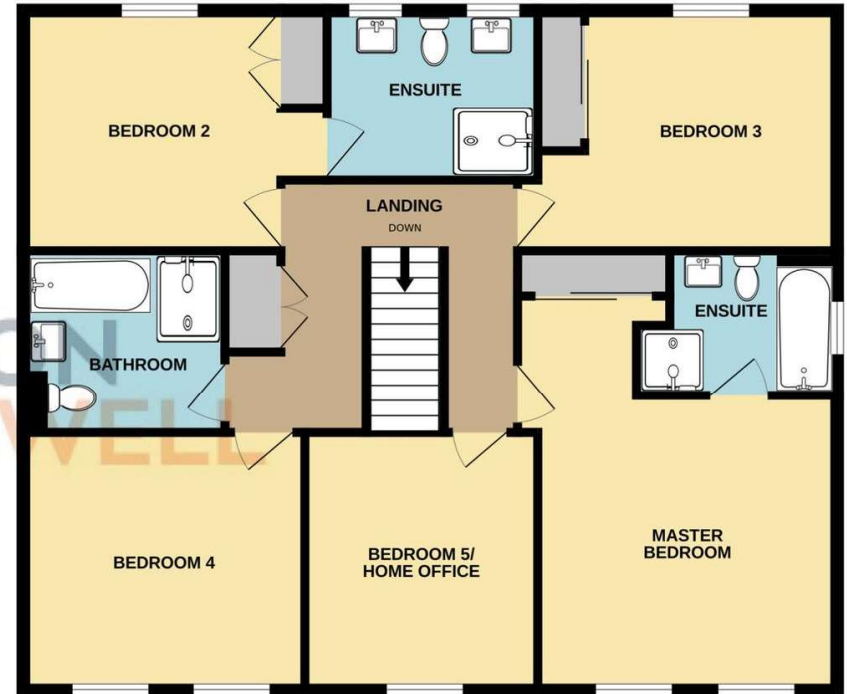
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





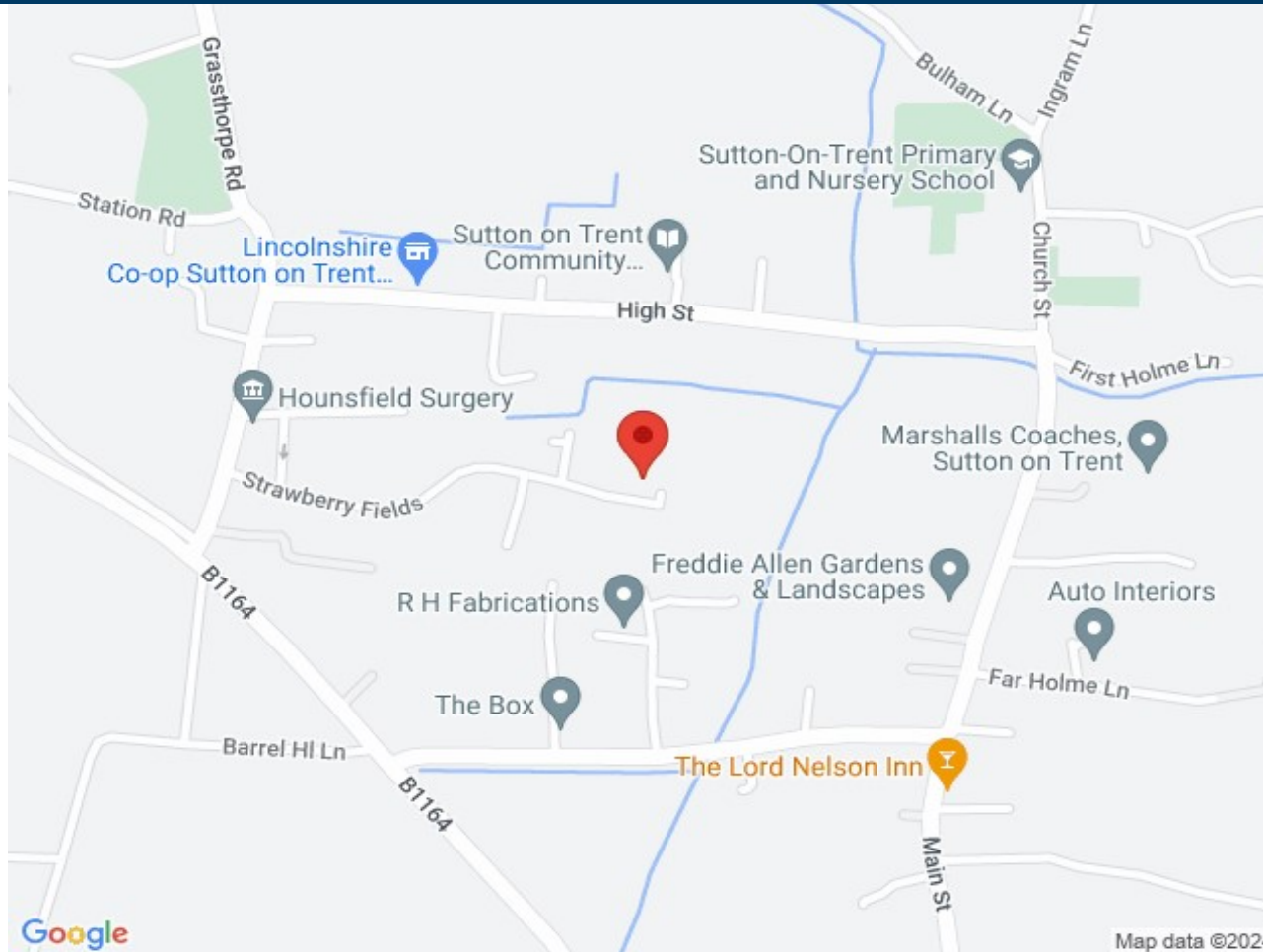
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

