



North Road, Sutton-on-Trent



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Guide price £700,000 TO £725,000



Key Features

- Architect Designed Detached Home
- Five/Six Bedrooms
- Three/Four Reception Rooms
- Five Bathroom Facilities
- Approximately 0.83 Acre Plot
- Variety Of Detached Outbuildings
- Electric Gated Driveway
- Council Tax Band: E
- EPC Rating: E
- Tenure: Freehold





MORE THAN MEETS THE EYE! This magnificent individual home has been significantly yet tastefully extended (architect designed) to create a marvellous contemporary family home, boasting flexible accommodation to suit a variety of needs and represents a home ready to move straight into. Enjoying a superb private plot, measuring approximately 0.83 acre (subject to survey), this home benefits from an electric gated driveway with a range of outbuildings to include a large, detached garage with useful room above.

The property's modernised accommodation comprises to the ground floor: inviting entrance hall which runs the full length of the property and has designed to be flooded with light with three skylights, this space opens through to the gorgeous vaulted garden room with full height windows, French doors to the rear garden and a feature log burning stove, dining kitchen which has granite work surfaces, sliding doors to both the side garden and conservatory, and has appliances to include a range cooker with five ring gas hob and electric ovens, dishwasher and American style fridge freezer, large conservatory with French doors opening to the patio, and back from the entrance hall there is a generous vaulted utility room, and main bedroom with ensuite shower room. From the dining kitchen, there is an inner hall which gives access to a bay fronted lounge with French doors to the side garden and feature log burning stove, home office/bedroom six, shower room and a bay fronted bedroom that has a walk-in wardrobe and four-piece ensuite bathroom. To the first floor, there is a family bathroom suite and three useful bedroom spaces, one of which has fitted wardrobes and an ensuite WC.

Outside, this wonderful home is approached with an electric gated entrance which opens through to a block paved driveway with a turning circle allowing for ample off-street parking opportunities. The property enjoys a generous frontage with an established centre garden, and gives access to a detached workshop, that has power and lighting connected, and a fabulous, detached

garage that has two electric garage doors, power and lighting, and stairs rising to a useful versatile room that could easily provide scope for an external office or annexe potential. To the right-hand side of the property, there is access that leads down to a further detached garage. The rear garden boasts an impressive patio area that enjoys views across the mature garden, with a variety of established trees and shrubs, and a feature central pond. The garden gives a real sense of seclusion and privacy, and only upon viewing will truly be able to appreciate.

Other features of this home include oil fired central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, **UNDER THE VIRTUAL TOUR TAB** on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes **FURTHER MATERIAL INFORMATION**, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 14'2" x 6'6" (4.3m x 2m)

majority measurements

Garden Room 27'9" x 17'1" (8.5m x 5.2m)

maximum measurements

Dining Kitchen 23'10" x 11'10" (7.3m x 3.6m)

Conservatory 18'10" x 16'3" (5.7m x 5m)

maximum measurements

Lounge 25'11" x 13'9" (7.9m x 4.2m)

maximum measurements into bay window

Home Office/Bedroom Six 10'5" x 8'0" (3.2m x 2.4m)

Utility Room 17'9" x 5'8" (5.4m x 1.7m)

Inner Hall 23'1" x 7'4" (7m x 2.2m)

Bedroom One 23'1" x 17'7" (7m x 5.4m)

maximum measurements

Ensuite Shower Room 8'5" x 7'8" (2.6m x 2.3m)







Bedroom Two 13'8" x 13'8" (4.2m x 4.2m)

maximum measurements into bay window

Ensuite Bathroom 11'7" x 10'1" (3.5m x 3.1m)

Walk In Wardrobe 11'11" x 3'11" (3.6m x 1.2m)

Shower Room 10'4" x 7'9" (3.1m x 2.4m)

maximum measurements

First Floor Landing

Bedroom Three 12'5" x 11'10" (3.8m x 3.6m)

maximum measurements

Ensuite WC 5'8" x 4'4" (1.7m x 1.3m)

Bedroom Four 12'3" x 11'5" (3.7m x 3.5m)

majority measurements

Bedroom Five 12'9" x 7'4" (3.9m x 2.2m)

majority measurements

Bathroom 8'1" x 5'8" (2.5m x 1.7m)

maximum measurements

Outbuildings:

Large Garage 27'4" x 19'7" (8.3m x 6m)

Hobby Room 23'5" x 12'0" (7.1m x 3.7m)

Workshop One 14'10" x 9'11" (4.5m x 3m)

Workshop 2 13'9" x 9'8" (4.2m x 2.9m)

Garage 16'0" x 13'6" (4.9m x 4.1m)

Services

Oil fired 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.



Agent's Note - Sales Particulars

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.

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

CONSERVATORY

DINING KITCHEN

GARDEN ROOM

UTILITY

ENSUITE

SHOWER ROOM

INNER HALL

HOME OFFICE/ BED 6

ENTRANCE HALL

ENSUITE

UP

LOUNGE

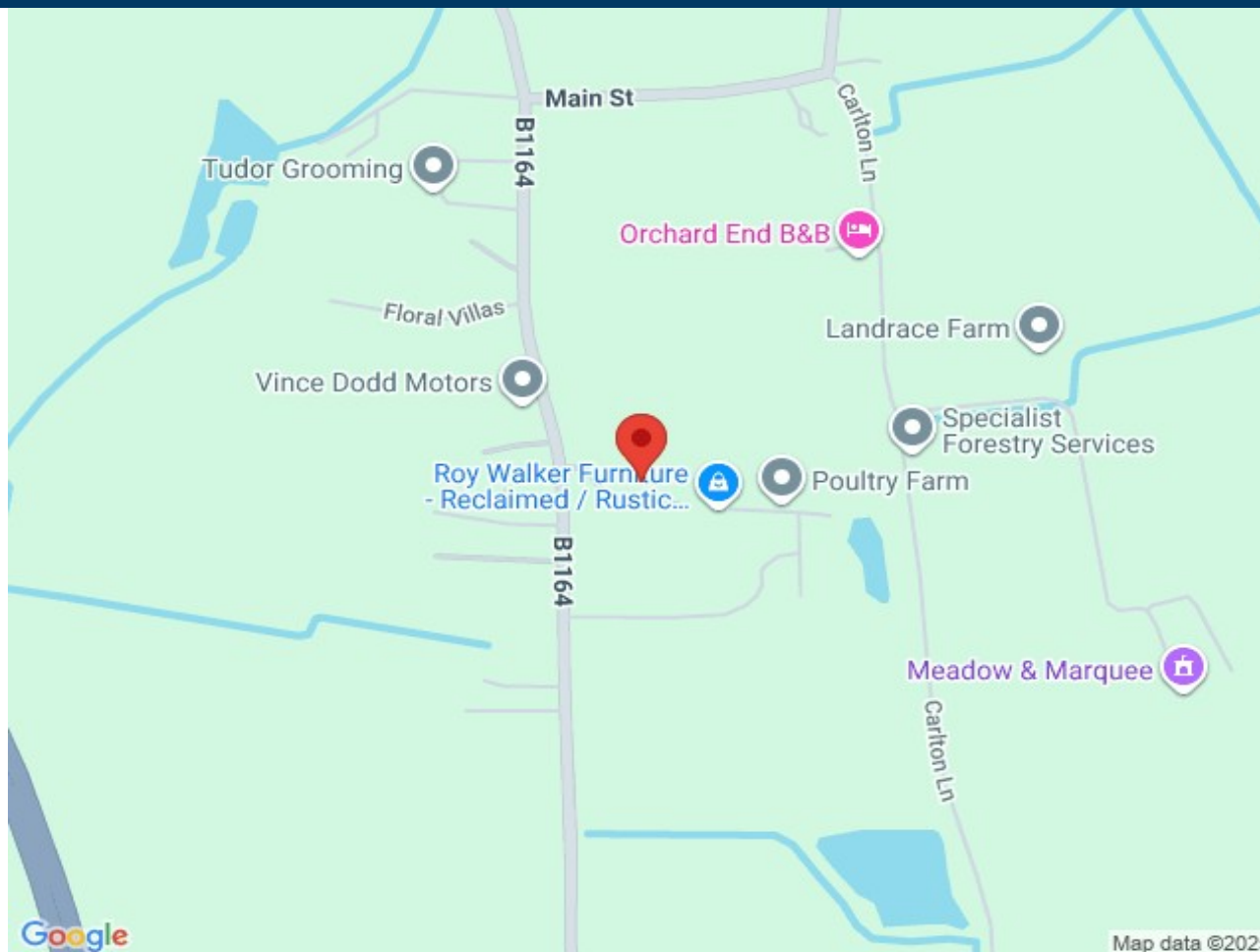
BEDROOM 1

BEDROOM 2

NEWTON FALLOWELL

The floor plan shows a central brown landing area. To the left of the landing is a bathroom with a white bathtub, toilet, and sink. To the right of the landing is a bedroom (Bedroom 3) with a yellow floor and a window. Below the landing is a staircase with a black arrow pointing down, labeled 'DOWN'. To the left of the staircase is a bedroom (Bedroom 5) with a yellow floor and a window. To the right of the staircase is a bedroom (Bedroom 4) with a yellow floor and a window. The landing area has a door leading to the bathroom and a door leading to the staircase. There are also doors leading from the landing to the bedrooms. The overall layout is compact and efficient.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

