

## Strawberry Fields, Sutton on Trent

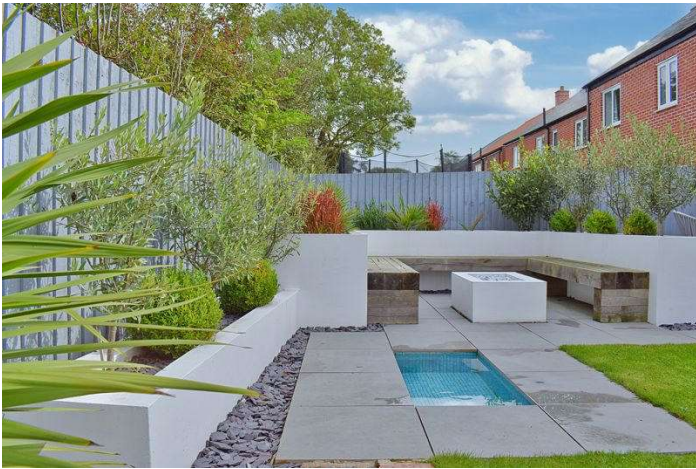


A four bedroom detached family home which is approximately three years old situated on a popular residential development in this sought after village location. In addition to the four good sized bedrooms, the property has a fabulous breakfast kitchen, nicely proportioned lounge, cloakroom, bathroom and en-suite. There is off road parking, a garage and a contemporary landscaped garden to the rear. The property is double glazed and has gas central heating. Early viewing is very strongly recommended.

**£325,000**

# Great Garden

Jon Brambles | **jb**  
ESTATE AGENTS







### **Situation and Amenities**

Sutton on Trent is an attractive village with excellent amenities including a well respected primary school, doctors' surgery, a Co-op store, butchers, hairdressers, library and public houses. The highly regarded Tuxford Comprehensive School is readily accessible, and Nottingham, Lincoln, Retford, Doncaster and Newark are within commuting distance, the latter having a DIRECT RAIL LINK TO LONDON KINGS CROSS WHICH TAKES FROM APPROXIMATELY 80 MINUTES. The village also has good access to the A1.

### **Accommodation**

Upon entering the front door, this leads into:

#### **Reception Hallway**

The spacious and welcoming reception hallway has the staircase rising to the first floor and doors providing access to the cloakroom, the lounge and the breakfast kitchen. The hallway has a ceiling light point and a radiator.

#### **Ground Floor Cloakroom**

The cloakroom is fitted with a pedestal wash hand basin and WC, and has a ceiling light point, an extractor fan and a radiator.

#### **Lounge 14' 0" x 10' 2" (4.26m x 3.10m)**

This good sized, bright and airy reception room has a window to the front elevation with bespoke fitted shutter. The focal point of the room is the contemporary feature fireplace with living flame gas fire inset. The lounge has a ceiling light point and a radiator.

#### **Breakfast Kitchen 23' 11" x 8' 8" (7.28m x 2.64m)**

This fabulous breakfast kitchen has a window to the rear elevation and glazed French doors leading out into the garden. The kitchen area is fitted with an excellent range of base and wall units complemented with granite work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above, fridge, freezer, dishwasher and washing machine. The breakfast kitchen is of sufficient size to accommodate a large dining table and has recessed ceiling spotlights, a pendant light over the dining area and a radiator. Also accessed from the kitchen and located beneath the staircase is a useful storage cupboard.

#### **First Floor Landing**

The staircase rises from the reception hallway to the spacious first floor landing which has a window to the side elevation and doors into all four bedrooms and the family bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

#### **Bedroom One 11' 8" x 10' 9" (3.55m x 3.27m) (excluding wardrobes)**

An excellent sized double bedroom with two windows to the front elevation, both of which have bespoke fitted blinds. This bedroom has a comprehensive range of fitted wardrobes with sliding mirror doors, together with a ceiling light point and a

radiator. A door provides access to the en-suite shower room.

### En-suite Shower Room

The en-suite has an opaque window to the side elevation and is fitted with a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite is complemented with part ceramic wall tiling, and also has a ceiling light point, a shaver socket and a heated towel rail.

### Bedroom Two 14' 0" x 10' 2" (4.26m x 3.10m)

A further good sized double bedroom, having a large window to the front elevation with bespoke fitted shutters. The bedroom has a ceiling light point and a radiator.

### Bedroom Three 11' 0" x 9' 4" (3.35m x 2.84m)

Bedroom three is also a double and has a window to the rear elevation. This bedroom is currently utilised as a home office/study and has a ceiling light point and a radiator.

### Bedroom Four 9' 4" x 6' 3" (2.84m x 1.90m)

A single bedroom with a window to the rear elevation, a ceiling light point and a radiator.

### Family Bathroom 9' 4" x 6' 2" (2.84m x 1.88m) (at widest points)

The well appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom has part ceramic wall tiling, a ceiling light point, an extractor fan and a radiator.

### Outside

To the front of the property is a double width driveway which provides off road parking and in turn leads to the front door and garage. Adjacent to the driveway is a small well maintained lawn bounded by manicured hedgerow. Gated access down the side leads to the rear garden.

### Garage 15' 2" x 8' 5" (4.62m x 2.56m)

The garage has an up and over door to the front elevation and is equipped with both power and lighting.

### Rear Garden

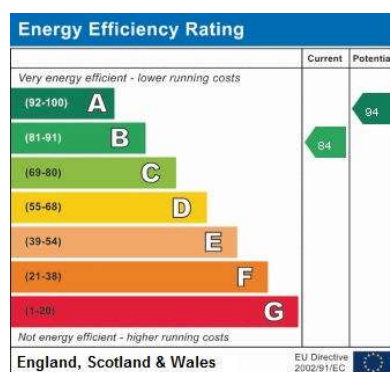
The rear garden is fully enclosed and has been tastefully landscaped in a contemporary style. The garden comprises a shaped lawn edged with raised borders containing a number of mature shrubs and plants. Located to one end of the garden is a patio area which provides an ideal outdoor seating and entertaining space and has constructed planters, seating and a small ornamental pond.

### Council Tax

The property is in Band D.

### Agents Note

We are informed by the vendor, that the fence to the west side of the rear garden, has been erected approximately 1.8m outside of the boundary as shown on the Title Plan. Should this be an issue to a prospective purchaser, the vendor has informed us, that the fence will be re-positioned as per the Title Plan prior to completion of a sale.



### VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

### Possession/Tenure

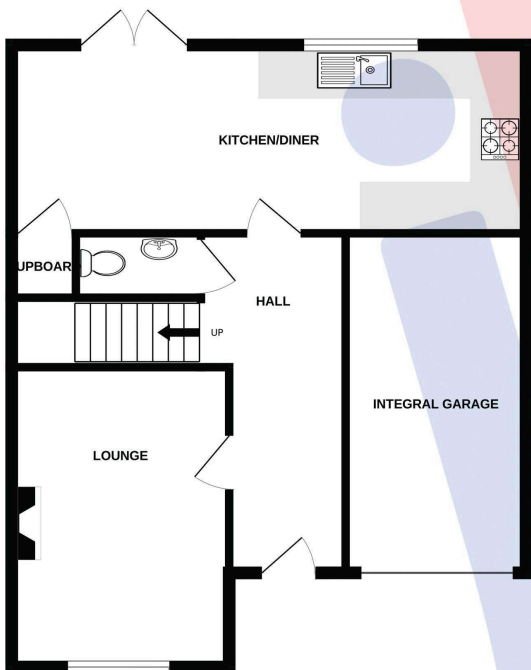
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

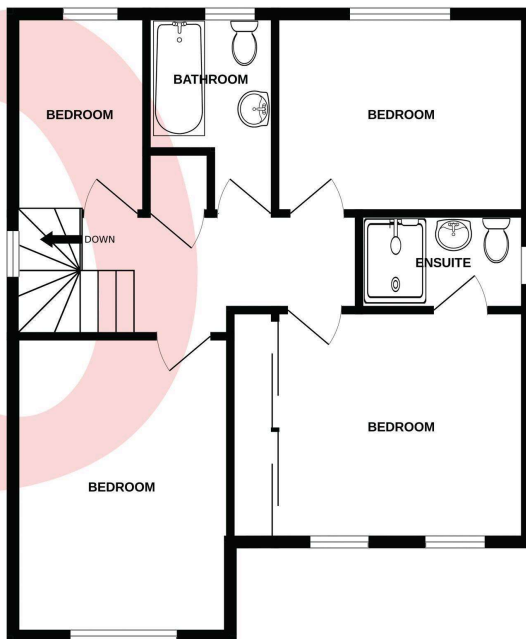
### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006089 16 July 2024

GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 sq.m.) approx.

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.  
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