

# Jon Brambles

ESTATE AGENTS



## Floral Villas, Sutton on Trent



A very substantial and extended five bedroom semi detached family home situated on the outskirts of this popular village. In addition to the bedroom accommodation there is a lounge, fabulous open plan dining kitchen/family room, utility, cloakroom, en-suite and family bathroom. There is an integral garage, garden to the front, and a **SOUTH FACING rear garden with open countryside views**. The property is double glazed, has oil fired central heating and is available for purchase with **NO CHAIN**. *Early viewing is essential to appreciate this large family home.*

**£325,000**

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## 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. 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 for the A1.

## Accommodation

Upon entering the front door, this leads into:

### Spacious Reception Hallway 19' 8" x 7' 11" (5.99m x 2.41m)

The very spacious and welcoming reception hallway has two windows to the front elevation, and provides access to the lounge and the dining kitchen/family room. Also from the hallway the staircase rises to the first floor and a personnel door leads into the garage. The hallway itself has two ceiling light points, wooden flooring and a radiator.

### Lounge 16' 8" x 10' 4" (5.08m x 3.15m)

This good sized and well proportioned reception room has a window to the front elevation, and glazed patio doors leading out to the deck and garden beyond. The focal point of the lounge is the log burning stove which is inset. The lounge has a useful storage cupboard which is sited beneath the staircase, wall light points and a radiator.

### Dining Kitchen/Family Room 22' 0" x 22' 0" (6.70m x 6.70m) (at widest points)

This fabulous spacious room is the heart of the home and has windows to the rear and side elevations, and bi-fold doors into the garden. There are also two Velux skylights which make the room particularly bright and airy. The kitchen area is fitted with an excellent range of base units and full height storage cupboards, and is complemented with roll top work surfaces and matching splash backs. There is a one and a half bowl ceramic sink, and integrated appliances include a Smeg oven, AEG induction hob and extractor hood above, microwave and dishwasher. In addition there is space for an American style fridge/freezer. This impressive room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture. The room has wooden flooring with underfloor heating, and a combination of recessed ceiling spotlights and ceiling light points over the dining/family room area. A door leads into the utility room.

### Utility Room 7' 4" x 7' 1" (2.23m x 2.16m)

The utility room has a window and glazed door to the rear elevation, and is fitted with a range of base and wall units complemented with solid wood work surfaces. There is space and plumbing for a washing machine, a ceramic tiled floor with underfloor heating, and a ceiling light point. A door provides access to the ground floor cloakroom.

## Ground Floor Cloakroom

The cloakroom has an opaque window to the side and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has the same flooring that flows through from the utility room with underfloor heating, a ceiling light point and an extractor fan.

## First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has two windows to the front elevation, and doors into all five bedrooms and the family bathroom. The landing has three ceiling light points and a radiator. The airing cupboard and access to the roof space are located on the landing.

### Bedroom One 12' 3" x 8' 11" (3.73m x 2.72m)

A double bedroom with a window to the rear elevation overlooking the garden and countryside beyond. The bedroom has a ceiling light point and a radiator. A door provides access to the en-suite shower room.

### En-suite Shower Room 6' 10" x 5' 9" (2.08m x 1.75m)

The en-suite has a window to the rear elevation and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is enhanced with a ceramic tiled floor with underfloor heating, and also has a ceiling light point and an extractor fan.

### Bedroom Two 11' 2" x 10' 3" (3.40m x 3.12m) (at widest points)

A double bedroom having a window to the front elevation, a ceiling light point and a radiator. There is further access to the loft space from here.

### Bedroom Three 10' 10" x 10' 6" (3.30m x 3.20m) (at widest points)

Bedroom three is also a double and has a window to the rear enjoying views across the garden and countryside. There is a small fitted useful storage cupboard, a ceiling light point and a radiator.

### Bedroom Four 10' 3" x 9' 2" (3.12m x 2.79m)

A further double bedroom with a window to the rear elevation enjoying the same views, a ceiling light point and a radiator.

### Bedroom Five 7' 7" x 7' 2" (2.31m x 2.18m)

This single bedroom would serve equally well as a home office/study and has a window to the front elevation, a ceiling light point and a radiator.



### Family Bathroom 7' 9" x 5' 7" (2.36m x 1.70m)

The family bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with electric shower above, floating wash hand basin and WC. The bathroom is complemented with part ceramic tiling to the walls and a ceramic tiled floor with underfloor heating. In addition there is a ceiling light point and an extractor fan.

### Outside

This family home stands on a delightful plot and to the front is a gravelled driveway which provides off road parking for at least two vehicles, and in turn leads to the garage. Adjacent to the driveway a block paved footpath leads to the front door. Also to the front is a small lawned garden. There is access around the side of the property to the rear garden.

### Garage 18' 8" x 9' 10" (5.69m x 2.99m)

The garage has an up and over door to the front and a personnel door back into the hallway. The garage is equipped with both power and lighting and the central heating boiler is located here.

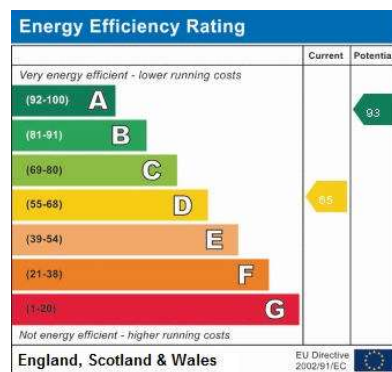
### Rear Garden

The south facing rear garden is laid predominantly to lawn. There is an Indian sandstone patio that sits adjacent to the bi-fold doors from the kitchen and this provides an ideal outdoor seating and entertaining space. Decking runs around the property to a secluded area next to the French doors from the lounge which is also ideal for outdoor seating and entertaining. The garden has a number of raised borders and contains mature shrubs, plants and cherry blossom trees. The timber garden shed is included within the sale.

### Council Tax currently Band B.

### Agent's Note

The property is situated on a private road and we have been informed by the seller that there is no official requirement to contribute to costs or upkeep.



### 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

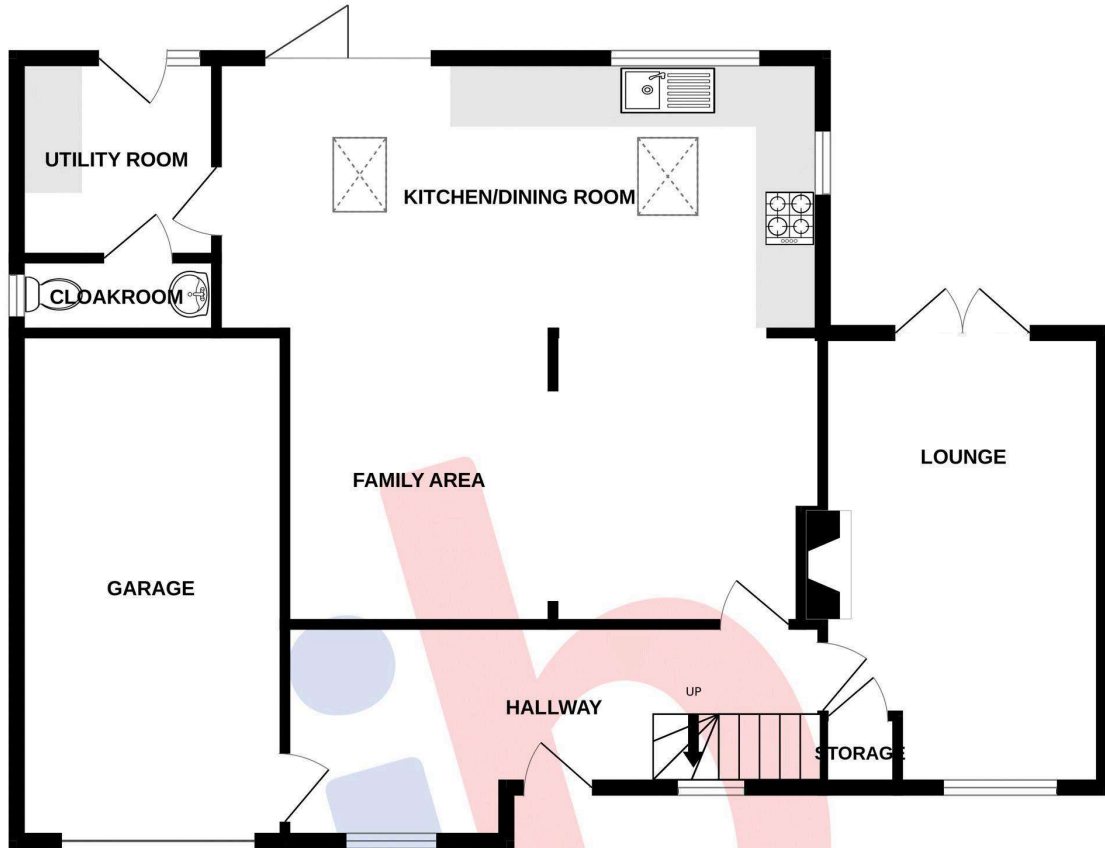
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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.

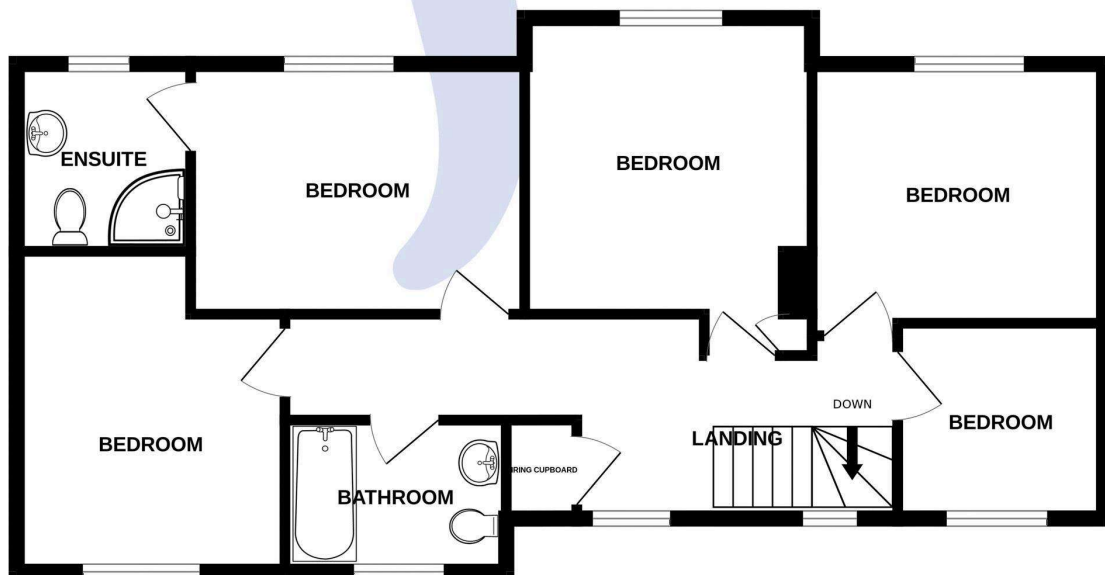
### Services/Referral Fees

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

**GROUND FLOOR**  
989 sq.ft. (91.9 sq.m.) approx.



**1ST FLOOR**  
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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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