

Crow Park Avenue, Sutton on Trent



GUIDE PRICE £200,000 to £210,000. An immaculately presented three bedroom semi detached family home situated in this popular village location. In addition to the three excellent sized bedrooms, the property has a wonderful lounge with dual aspect multi fuel burning stove, a large dining kitchen and a superbly appointed first floor bathroom. There is off road parking to the front and an enclosed garden to the rear. The property is double glazed and has oil central heating. Early viewing is highly recommended.

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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. We believe that Sutton on Trent falls into the catchment area for the highly regarded Tuxford Comprehensive School which has an outstanding OFSTED report (interested clients should verify this information for themselves). 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:

Reception Hallway

The welcoming reception hallway has a window to the side elevation and a door into the lounge. The dogleg staircase rises from the hallway to the first floor landing and beneath this is a useful storage cupboard. The hallway has a further storage cupboard adjacent to the front door, ceramic tiled flooring, a ceiling light point and a radiator.

Lounge 14' 10" x 11' 10" (4.52m x 3.60m)

This superb sized and well proportioned reception room has a window to the front elevation and a door providing access through to the dining kitchen. The focal point of the lounge is the dual aspect multi fuel burning stove, and located to one side of the chimney breast are bespoke fitted bookshelves and storage cupboards. The room is further enhanced with an engineered oak floor and wood panelling to one wall. In addition there is a ceiling light point and a radiator.

Dining Kitchen 20' 10" x 9' 7" (6.35m x 2.92m)

This fabulous dining kitchen has a window to the side elevation and sliding patio doors leading out into the garden. The kitchen area is fitted with an excellent range of base and wall units complemented with solid wood work surfaces and tiled splash backs. There is a one and a half bowl ceramic sink and integrated appliances include a dishwasher and washing machine. The gas fired (LPG) range cooker is available by separate negotiation. As previously mentioned, the focal point of the dining area is the dual aspect multi fuel burning stove. The dining kitchen is of sufficient size to comfortably accommodate a large dining table, together with occasional furniture and has Karndean flooring and recessed ceiling spotlights. A half glazed door provides access to the rear porch.

Rear Porch

The rear porch has recessed ceiling spotlights, dual aspect windows to the side and rear elevations, and a door leading out into the garden.

First Floor Landing

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

Bedroom One 11' 10" x 11' 9" (3.60m x 3.58m) (at widest points)

A delightful double bedroom with a window to the front elevation. The bedroom has two large fitted storage cupboards and a bespoke dressing table. There is part wood panelling to one wall, wood laminate flooring, a ceiling light point and a radiator.

Bedroom Two 11' 9" x 9' 7" (3.58m x 2.92m)

A further double bedroom having a window to the rear elevation, two useful built in storage cupboards together with overhead storage, and a built in dressing table. There is a ceiling light point and a radiator.

Bedroom Three 8' 8" x 8' 7" (2.64m x 2.61m) (at widest points)

An 'L' shaped bedroom with a window to the front elevation, a ceiling light point and a radiator. This bedroom is currently utilised as a home office/study.

Bathroom 9' 8" x 5' 4" (2.94m x 1.62m)

This beautifully appointed bathroom has dual aspect opaque windows to the rear and side elevations, and is fitted with a white suite comprising roll top bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a walk-in shower cubicle with electric rainwater head shower and curved shower screen. The bathroom is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition the room has recessed ceiling spotlights, an extractor fan and a radiator. The airing cupboard is located here.

Outside

To the front of the property is a gravelled driveway which provides off road parking for at least two vehicles, and there is gated access down the side to the rear garden.

Rear Garden

The rear garden is fully enclosed and laid primarily to lawn. There are two distinctive decked areas, one of which has an oak framed cover, and both of these provide ideal outdoor seating and entertaining spaces, together with a sizeable patio.

Council Tax

The property is in Band B.

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

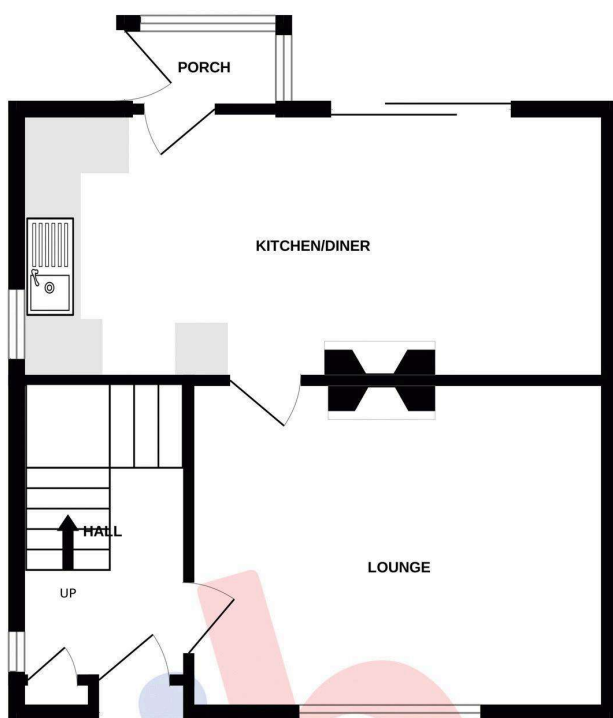
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

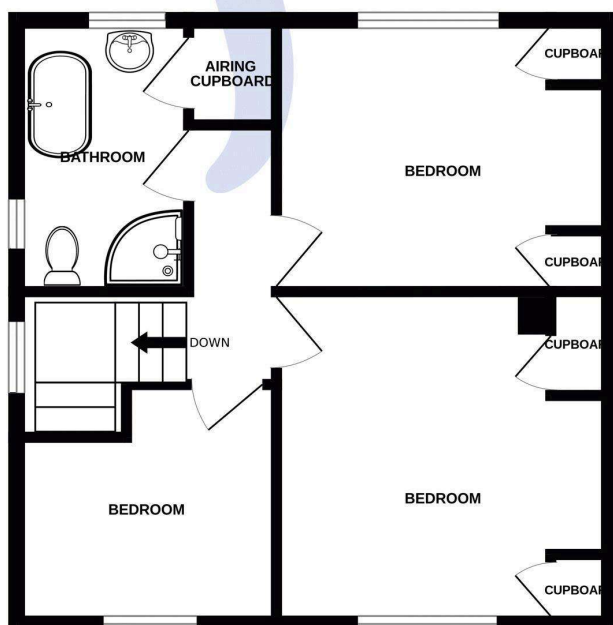
Services/Referral Fees

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. 00007257 28 February 2025

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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