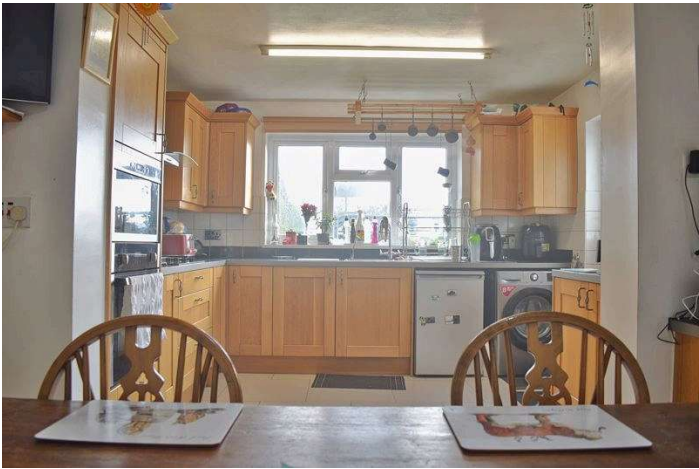


Floral Villas, Sutton on Trent NG23 6PN



A substantially extended four bedroom semi detached home situated on a private road a short distance from the village centre. In addition to the four bedrooms there is an excellent dining kitchen, lounge, cloakroom, first floor WC and bathroom. There is a large integral double garage and a south facing garden to the rear. The property is double glazed, has oil fired central heating and is a very cost effective home having solar panels fitted.

Offers Over £300,000







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:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor and doors providing access to the lounge and the dining kitchen. The hallway has wood laminate flooring, a ceiling light point and a radiator.

Lounge 14' 1" x 12' 4" (4.29m x 3.76m)

This excellent sized and well proportioned reception room has a window to the front elevation. The focal point of the lounge is the stone fireplace with large log burning stove inset, the log burner provides hot water and also operates the central heating system. The room has a beamed ceiling, wood laminate flooring, a ceiling light point and a radiator.

Dining Kitchen 18' 2" x 15' 9" (5.53m x 4.80m) (at widest points)

This excellent sized dining kitchen has two windows to the rear elevation and a stable door leading out into the garden. A further door leads into the cloakroom and a personnel door into the garage. There is a useful storage cupboard sited beneath the staircase. The kitchen area itself is fitted with an excellent range of base and wall units complemented with square edge work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an eye level oven and microwave, and a ceramic hob with extractor hood above. In addition there is space and plumbing for both a washing machine and a larder fridge. The room is of sufficient size to comfortably accommodate a dining table together with occasional furniture, and has a ceramic tiled floor, three ceiling light points and a radiator. The central heating boiler is located in the kitchen.

Ground Floor Cloakroom

The cloakroom is fitted with a WC and has ceramic tiling to the walls 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 rear elevation and doors into all four bedrooms, the separate WC and the bathroom. The landing has recessed ceiling spotlights and a ceiling light point above the staircase. Access to the loft space is obtained from here.

Bedroom One 17' 10" x 12' 2" (5.43m x 3.71m)

An extraordinarily large double bedroom with two windows to the front elevation, two ceiling light points and a radiator.

Bedroom Two 12' 9" x 10' 4" (3.88m x 3.15m)

A further very good sized double bedroom with a window to the front elevation, a ceiling light point and a radiator.

Bedroom Three 12' 0" x 9' 8" (3.65m x 2.94m)

A double bedroom with a window to the rear elevation overlooking the garden and open fields beyond. The bedroom has a ceiling light point and a radiator. The airing cupboard is located here.

Bedroom Four 9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom four is currently utilised as a home office/study and has a window to the front elevation, a ceiling light point and a radiator.

Separate WC

This room is fitted with a WC and pedestal wash hand basin, and has a ceramic tiled floor, recessed ceiling spotlights and an extractor fan.

Bathroom 9' 3" x 8' 9" (2.82m x 2.66m)

The bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, and pedestal wash hand basin. There is also a double width walk-in shower cubicle with a rainwater head electric shower, and also a rainwater head mains shower fitted. The bathroom is complemented with ceramic tiled floor and wall tiling, together with recessed ceiling spotlights. In addition there is an electric wall mounted heater and a radiator.

Outside

To the front of the property is off road parking for numerous vehicles, this in turn leads to the front door and the integral double garage. There is gated access down the side to the rear garden.

Rear Garden

The south facing rear garden is fully enclosed by mature hedgerow and comprises a sizeable patio area ideal for outdoor seating and entertaining. There are two distinctive lawned areas and a number of beds containing a variety of mature shrubs, plants and trees. The garden also contains an ornamental fishpond. Beyond the garden to the rear are open fields. There are three timber sheds and these are included within the sale. Also located in the garden and included within the sale are solar powered garden lights.

Integral Double Garage 22' 3" x 18' 1" (6.78m x 5.51m)

The garage has twin wooden doors to the front elevation, and two personnel doors, one leading from the kitchen and a further into the rear garden. The garage is equipped with power and lighting.

Solar Panels

The property is augmented with solar panels which benefit from the Government feed-in tariff. We have also been informed that the hot water in the summer is provided by the solar panels which divert to the immersion heater.

Council Tax

The property is currently 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

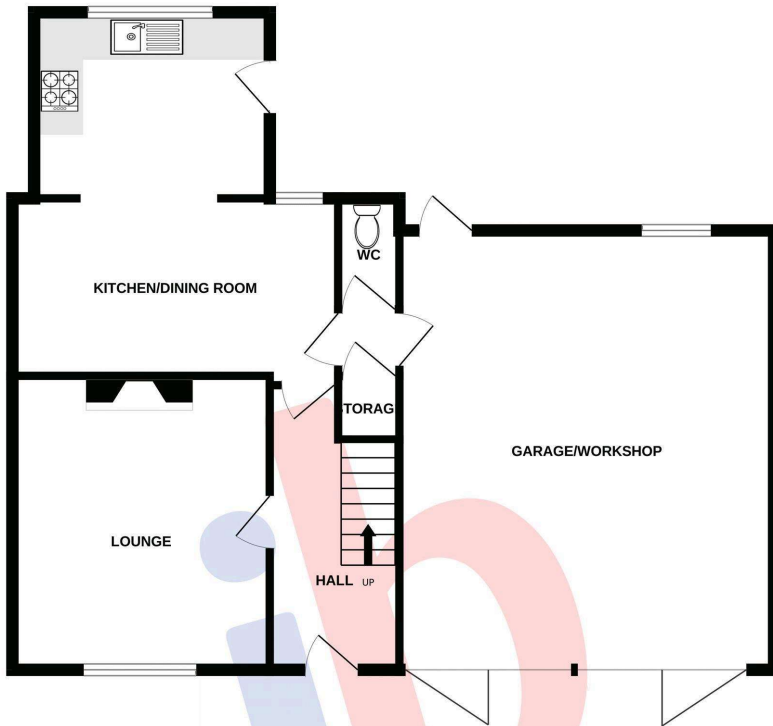
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

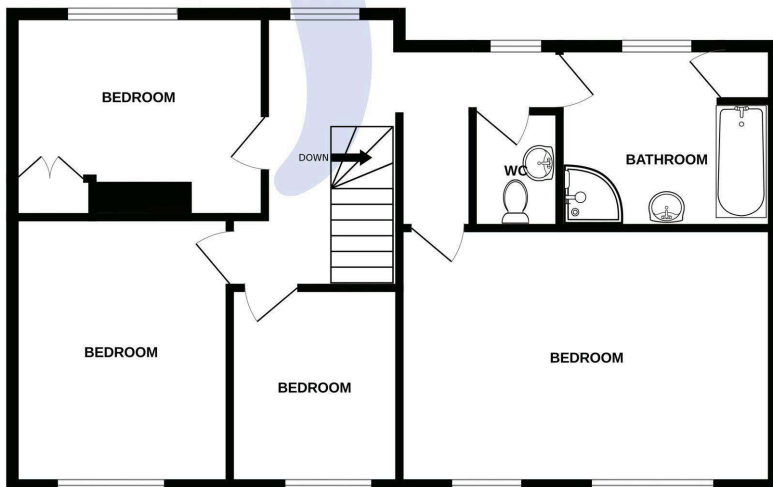
Services/Referral Fees

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. 00007276 18 March 2025

GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.1 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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