



7 Frederick Close
Sutton-On-Trent, NG23 6SD
Guide Price £425,000 to £450,000

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SPACIOUS FAMILY HOME Guide Price £425,000 to £450,000. Like a show home this property offers a perfect blend of comfort and style, making it an ideal home for any growing family. Situated in a cul de sac position in a small development built in 2020, this property provides a serene environment for you to relax and unwind.

The house itself boasts a warm and inviting atmosphere and the hub of the home is the fabulous open plan kitchen living dining area that extends over 36ft perfect for entertaining guests or simply enjoying a quiet evening in. As you step inside, you are greeted by a spacious entrance hall that leads to a lounge, living kitchen diner, utility room and a downstairs WC.

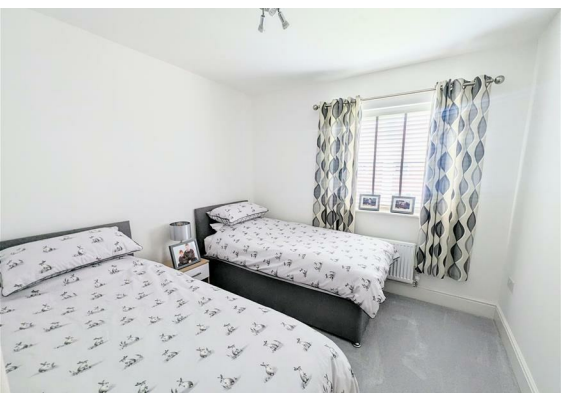
Upstairs, you will find six double bedrooms that offer a peaceful retreat at the end of the day. The master bedroom features a dressing room and a four piece ensuite bathroom. Bedrooms two & three benefit from a Jack & Jill ensuite, and the family bathroom serves the additional three other bedrooms which provide space for children, guests, or even a home office, providing flexibility to suit your needs.

Outside, the property boasts a lovely garden where you can enjoy the fresh air and soak up the sunshine. Whether you have a green thumb or simply enjoy outdoor gatherings, this garden provides the perfect setting for al fresco dining or relaxing. The front provides off road parking that leads to a double garage.

Sutton-on-Trent is conveniently located just off the A1 and is regarded as an attractive village with excellent facilities including a primary school, catchment for Tuxford Academy, doctors' surgery, Co-op village shop, popular butchers, public houses, hairdressers and public library. Su Located north of the popular market town of Newark which conveniently provides ideal commuting access to London (Kings Cross 1hr 15mins)

Please note: The vendor has informed us that there is a yearly maintenance charge of £271 per year.





Entrance Hall

Lounge
16'7 x 12'2 (5.05m x 3.71m)

Open Plan Living Kitchen Diner
36'9 x 11'0 (11.20m x 3.35m)

Utility Room
7'6 x 5'4 (2.29m x 1.63m)

Downstairs WC
5'4 x 4'8 (1.63m x 1.42m)

Landing

Master Bedroom
18'5 x 12'2 (5.61m x 3.71m)

Ensuite
9'8 x 6'4 (2.95m x 1.93m)

Dressing Room
12'3 x 5'11 (3.73m x 1.80m)

Bedroom Two
14'3 x 10'6 (4.34m x 3.20m)

Bedroom Three
12'5 x 10'6 (3.78m x 3.20m)

Ensuite
7'4 x 6'10 (2.24m x 2.08m)

Bedroom Four
11'0 x 10'6 (3.35m x 3.20m)

Bedroom Five
9'6 x 9'2 (2.90m x 2.79m)

Bedroom Six
12'9 x 10'6 (3.89m x 3.20m)

Bathroom
9'2 x 6'3 (2.79m x 1.91m)

Double Garage
18'5 x 15'8 (5.61m x 4.78m)

Floor Plan



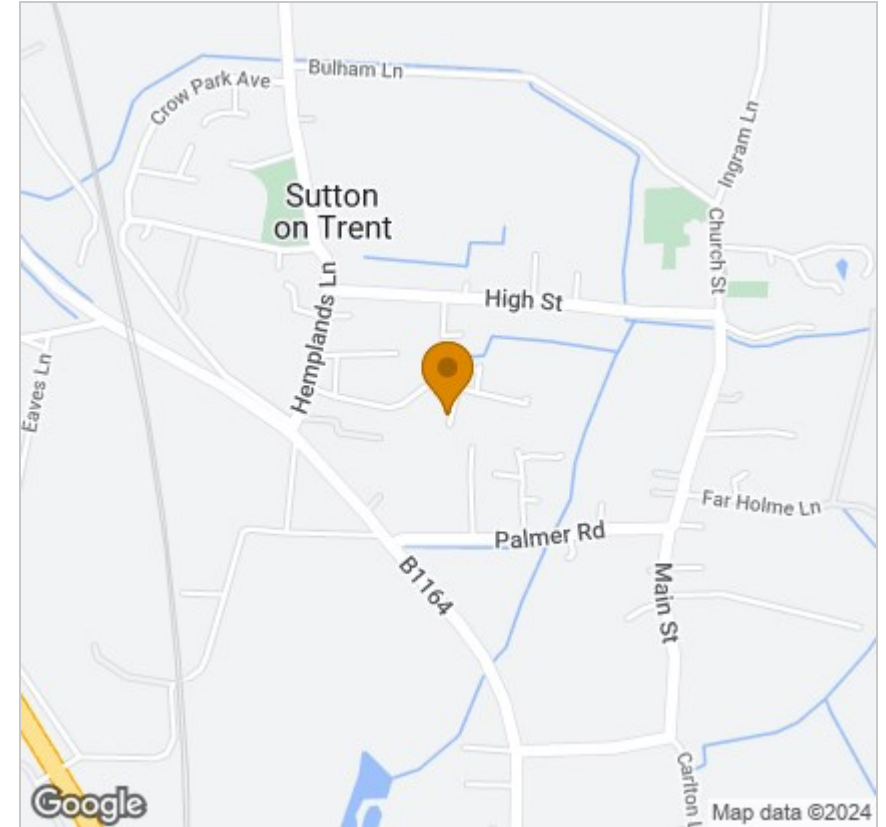
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

