



# Buttercross Estates

## Main Street, Sutton-on-Trent



Tilbrook House is a striking four-bedroom, four-bathroom detached family home situated on Main Street in the desirable village of Sutton on Trent.

### Detached House

Guide Price: £600,000 -  
£615,000

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←  
**Video Tour**

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[www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN

# SUMMARY

Tilbrook House is a striking four-bedroom, four-bathroom detached family home situated on Main Street in the desirable village of Sutton on Trent. Blending charm and character with modern interiors, this property offers a wonderful balance of style, space, and practicality, making it an ideal choice for a growing family.

On entering, you are greeted by a welcoming hallway that leads to generously proportioned living spaces. The lounge is bright and elegant, while the versatile study or dining room provides flexibility for home working or entertaining. At the heart of the home is the spacious dining kitchen, beautifully finished with contemporary cabinetry and mod cons such as Quooker tap, a feature brick surround with range cooker, and a central island. There is also a stylish dining area that flows seamlessly into the outdoor terrace, perfect for both family meals and hosting guests.

Upstairs, the home offers four double bedrooms, each with its own unique character. The master bedroom is particularly impressive, with a luxurious en-suite shower room. A further en-suite, family bathroom, and additional shower room mean no shortage of facilities for a busy household. Each bathroom is finished to a high standard, combining modern fittings with thoughtful design.

The property also benefits from a detached double garage with an upper-level office/lounge area, ideal for home working, a gym, or even a teenage retreat. Could also provide additional income as a holiday let. The landscaped outdoor spaces include a patio and covered seating area plus outdoor kitchen, providing a wonderful setting for summer entertaining.

## THE AREA

Sutton on Trent itself is a thriving village with a strong community atmosphere. It offers an excellent range of amenities including a primary school, local shops, pubs, and a doctor's surgery. Families will appreciate the convenience of good road links, with easy access to Newark, Lincoln, and the A1 for commuting further afield.

For a family looking for a forever home, Tilbrook House provides not only ample space and practicality but also style and charm in abundance. Its thoughtful layout, modern comforts, and sought-after location make it a standout property ready to welcome its next chapter.



## THE HOME

**Lounge (4.42m x 3.53m) -**

**Study/Dining Room (3.58m x 3.27m) -**

**Dining Kitchen (5.89m x 4.39m) -**

**Utility & Ground Floor WC -**

**First Floor Landing**

**Master Bedroom (4.39m x 3.55m) -**

**En-suite Shower Room (2.21m x 1.85m) -**

**Bedroom Two (4.42m x 3.45m) -**

**Bedroom Two En-suite**

**Bedroom Three (3.63m x 2.46m) -**

**Bedroom Four (3.20m x 2.36m) -**

**Family Bathroom (2.92m x 2.39m) -**

**Externally -**

**Detached Garage (m x m) -**

**Home Office/Studio (m x m) -**

## FULL PROPERTY LISTING

<https://buttercrossestates.com/property/main-street-sutton-on-trent-ng23-6pf/>

## VIRTUAL TOUR

<https://my.matterport.com/show/?m=pfm2pjBGqUY>

## VIDEO TOUR

<https://www.facebook.com/ButtercrossEstates/videos/3401164126704332>

Register as a VIP buyer and see properties up to 7 days before they hit the portals



# Sell with Buttercross Estates

Sell your home with Buttercross Estates and experience customer service like no other.

We have a simple, honest, transparent approach that is effective whilst keeping you and your objectives in mind.

Read on to see how you can get the price you want in the time you need when you choose Buttercross Estates.

As one of our clients, you will benefit from:

- A personalised service tailored to your needs
- Expert marketing for maximum exposure
- Professional photography to make your property stand out from the crowd
- A video tour of your home - Buyers love these!
- Accompanied viewings so you can sit back and relax
- Feedback on viewings and regular updates throughout the sale



## Why Clients Choose Us



Video Tours



Professional Photos



Social Media Campaigns



The Best Portals



Expert Negotiation



Regular Feedback

What's your property worth?  
Try our instant online valuation



PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free.

When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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