



Crow Park Avenue, Sutton-on-Trent, Newark

 3  1  2  C

 OLIVER REILLY



Crow Park Avenue, Sutton-on-Trent, Newark

Guide Price £220,000

- SPACIOUS SEMI-DETACHED HOME
- WELL-SERVED VILLAGE LOCATION
- OPEN-PLAN DINING KITCHEN
- WELL-APPOINTED REAR GARDEN
- UNSPOILED OUTLOOK TO REAR
- THREE BEDROOMS
- LARGE LOUNGE & CONSERVATORY
- GENEROUS FRONT DRIVEWAY
- SUPERB EXTERNAL STORE/ WORKSHOP
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'C' (73)



ENTRANCE HALL: 7'7 x 5'7 (2.31m x 1.70m)
Accessed via a secure uPVC front entrance door. Providing tiled flooring, carpeted stairs rising to the first floor with an open-spindle balustrade. Under stairs storage cupboard. Ceiling light fitting, double panel radiator, smoke alarm. Access to the electrical RCD consumer unit. uPVC double glazed window to the side elevation. Open-access into the lounge. Max measurements provided.

LOUNGE: 14'9 x 11'10 (4.50m x 3.61m)
A LOVELY AND GENEROUS RECEPTION ROOM. Providing wood-effect laminate flooring, a ceiling light fitting, double panel radiator, TV/telephone points. Central feature fireplace, housing an inset log burner with raised stone hearth, exposed brickwork, sweeping hatch and a decorative wooden surround. uPVC double glazed window to the front elevation. Open access into the dining kitchen.

DINING KITCHEN: 21'1 x 9'7 (6.43m x 2.92m)
OF AN EXCELLENT PROPORTION. Providing tiled flooring. The contemporary kitchen hosts a range of fitted grey high-gloss wall and base units with laminate roll-top work surfaces over, up-stands and partial walled tiled splash backs. Inset ceramic 1.5 bowl sink with drainer and mixer tap. Integrated electric oven with four ring ceramic hob over, washing machine. Fitted breakfast bar with under counter base units. Provision for an American-style fridge freezer. Two ceiling light fittings, extractor fan within the kitchen area, a double panel radiator. uPVC double glazed window to the side elevation. An obscure uPVC double glazed rear access door leads into the garden. uPVC double glazed sliding door opens into the large conservatory.

LARGE CONSERVATORY: 14'8 x 8'8 (4.47m x 2.64m)
Of part brick and and uPVC construction with a pitched poly-carbonate roof, with ceiling fan and light. With tiled flooring, a low-level single panel radiator, uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out into the garden.

FIRST FLOOR LANDING: 8'10 x 2'11 (2.69m x 0.89m)
With carpeted flooring, a ceiling light fitting, loft hatch access point, smoke alarm and 'HIVE' central heating thermostat. uPVC double glazed window to the side elevation. Access into the first floor W.C, bathroom and all three WELL-PROPORTIONED bedrooms.

MASTER BEDROOM: 11'10 x 11'10 (3.61m x 3.61m)
A GENEROUS DOUBLE BDROOM. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, single panel radiator and fitted wardrobe. uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM TWO: 11'10 x 9'8 (3.61m x 2.95m)
A FURTHER DOUBLE BEDROOM. Located at the rear of the property. Providing carpeted flooring, a single panel radiator, ceiling light fitting and uPVC double glazed window to the rear elevation. Enjoying an unspoiled outlook to the rear and over the lovely enclosed rear garden.

BEDROOM THREE: 8'8 x 8'8 (2.64m x 2.64m)
A SIZEABLE BEDROOM. Located at the front of the house. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided.

A SUPERBLY-STRIKING, STYLISH & SPACIOUS SEMI!

What more can we say? This generously proportioned family-sized home HAS IT ALL... AND MORE! Situated in the highly desirable and extremely well-served village of Sutton-on-Trent. Conveniently surrounded by a wide range of excellent on-hand amenities, with ease of access onto the A1, Providing ease of ease of access to Newark, Tuxford and Retford. This charming contemporary home provides a well-appointed internal layout, comprising: Entrance hall, large lounge with a delightful inset log burner, spacious OPEN-PLAN dining kitchen and a large conservatory. The first floor landing hosts THREE WELL-PROPORTIONED BEDROOMS, a modern bathroom and separate W.C. Externally, you're set to be IMPRESSED by the wonderful plot. The front aspect is greeted by a generous multi-car gravelled driveway. The delightful well-appointed rear garden has been superbly maintained, with a lovely paved patio, directly from the conservatory. A further complement is the vast detached external (container) store/ workshop. Providing multi-use potential. To suit a variety of requirements. A further benefits is the WONDERFUL UNSPOILED RURAL OUTLOOK BEHIND. Easily appreciated all year round! Further benefits of this all-round family favourite include uPVC double glazing throughout, leased solar panels. Ensuring reduced electricity charges and oil-fired central heating, via a modern boiler, with 8 years warranty remaining, via a 'HIVE' system. Internal viewings are HIGHLY RECOMMENDED. In order to gain a full sense of appreciation for the vast degree of space, enviable plot and well-presented accommodation!





Local Information & Amenities: Sutton-on-Trent:

The highly desirable village of Sutton-On-Trent is located approximately 8 miles north of Newark-On-Trent. The village provides a host of excellent amenities including a Co-op, butchers, The Lord Nelson public house, doctors surgery, popular primary school, local hairdressers and a regular bus service. There is ease of access onto the A1 North and South bound, along with being easily accessible into Retford and surrounding villages.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

FIRST FLOOR W.C:

Providing tiled flooring, a low-level W.C, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

5'4 x 2'9 (1.63m x 0.84m)

FAMILY BATHROOM:

Of stylish MODERN DESIGN. Providing tiled flooring, a panelled bath with chrome taps and an electric shower facility, with wall mounted clear-glass shower screen and floor to ceiling navy aqua boarding. Pedestal wash hand basin with chrome mixer tap and white floor to ceiling aqua boarding. Chrome heated towel rail. Fitted airing cupboard, offering excellent storage with shelving. Ceiling light fitting, extractor fan and obscure uPVC double glazed window to the rear elevation.

6'6 x 6'2 (1.98m x 1.88m)

DETACHED EXTERNAL STORE/WORKSHOP:

Located at the bottom of the garden. A large storage container. Offering excellent external storage and sufficient work shop space.

19'5 x 7'9 (5.92m x 2.36m)

EXTERNALLY:

The front aspect provides an extensive gravelled driveway. Allowing ample off-street parking. There is a low-level fenced front boundary, with low-level wrought iron personal access gate. Leading to the front porch/ entrance door, with external security sensor light. A paved pathway to the left side elevation, has an outside tap and secure timber access gate, opening into the delightful and well-appointed rear garden. Enjoying a substantial paved patio, directly from the conservatory/ dining kitchen. A low-level wooden gate opens into the formal garden, which is predominantly laid to lawn, with sunken railway sleepers and gravelled borders. The bottom of the garden leads to the oil tank and detached external container/ store. There is an external power socket and external light. There are fully fenced side and rear boundaries. The property is also enhanced by the unspoiled rural outlook behind. Something to hugely appreciate upon viewing!

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating via a modern combination boiler with 8 year warranty remaining, with 'HIVE' heating controls and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Solar Panels:

The property provides 18 solar panels to the front roof-line. They are leased from 'A SHADE GREENER'. The lease length is for 25 years. Commencing from December 2011. Expiring in 2036. This provides free electricity to the home owners. Any surplus energy is transferred back to the leasehold company. For further clarification. Please speak to the agent.

Approximate Size: 1,025 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

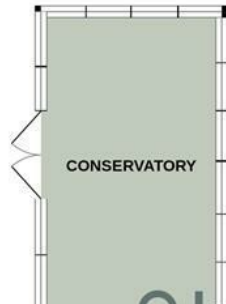
Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (73)





GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC