



Herrod Close, Sutton-on-Trent, Newark

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OLIVER REILLY



Herrod Close, Sutton-on-Trent, Newark

- CHARMING END TERRACE HOME
- WELL-SERVED VILLAGE LOCATION
- STYLISH BREAKFAST KITCHEN
- DELIGHTFUL & PRIVATE ENCLOSED GARDEN
- QUIET CUL-DE-SAC & EASE OF ACCESS ONTO A1
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- LARGE LIVING SPACE
- AMPLE OFF-STREET PARKING
- EXCELLENT CONDITION! Tenure: Freehold EPC 'F'

A HOME TO APPRECIATE...!

If you're looking for village life.. We have the PERFECT-FIT! This charming and contemporary end terrace home is a true credit to the existing owners. Having been tastefully enhanced inside and out. To create a fabulously enthralling escape! The property is pleasantly positioned within a quiet and undetected cul-de-sac. Surrounded by a range of excellent local amenities and a popular village pub. Whilst providing ease of access onto the A1, with ease of access to Newark, Grantham, Lincoln and Tuxford. This captivating cottage-like home boasts a bright, airy and free-flowing internal layout. Comprising: Entrance hall, a GENEROUS LOUNGE with under-floor heating. Flowing through to a separate DUAL-ASPECT dining room and OPEN-PLAN breakfast kitchen. Providing a range of interrogated appliances and a marvellous Italian wood burning stove with combination oven. The first floor landing hosts a stylish three-piece bathroom and two bedrooms. The master bedroom enjoys extensive over-stairs storage space. The benefits don't stop inside... EXTERNALLY... You can't fault the beautiful, private and well-tended rear garden. Full of peace and tranquility! Enjoying extensive external storage options and a large decked seating area. The front aspect boasts a SUBSTANTIAL MULTI-CAR DRIVEWAY. For up to four vehicles (size dependent). Further benefits of this eye-catching and excitingly improved home include double glazing throughout and electric heating, with under-floor heating serving the whole of the ground floor. The only question left to ask, is... WHAT MORE COULD YOU WANT?



Offers in excess of £199,950



ENTRANCE HALL: 53 x 3'2 (1.60m x 0.97m)

Accessed via a complementary composite front door. Providing laminate flooring. Carpeted stairs rising to the first floor, a ceiling light fitting and access into the large lounge.

LOUNGE: 13'5 x 11'3 (4.09m x 3.43m)

A SUPERB and SPACIOUS reception room. Providing complementary laminate flooring with under-floor heating. A ceiling light fitting, two fitted under-stairs storage cupboards. Freestanding Italian wood burning stove and combination oven with a raised stone hearth and modern tiled splash backs. A painted hardwood double glazed window to the front elevation. OPEN-PLAN access into the dining room and through to the breakfast kitchen. Max measurements provided.

BREAKFAST KITCHEN: 14'3 x 6'1 (4.34m x 1.85m)

Of attractive contemporary design. Providing continuation from the lounge, of laminate flooring with under-floor heating. The attractive modern kitchen hosts a range of fitted wall and base units with oak work surfaces over and brick-effect splash backs. Inset black 1.5 bowl granite sink with flexi-spray mixer tap and drainer. Integrated 'HOTPOINT' electric oven with four ring-induction hob over and extractor hood above. Integrated fridge freezer. Provision/plumbing for an integrated washing machine. Fitted breakfast bar, with partial under-counter storage. Fitted shelving. Access to the concealed electrical RCD consumer unit. Recessed ceiling spotlights and a painted hardwood side external door, gives access into the garden.

DUAL-ASPECT DINING ROOM: 7'8 x 6'3 (2.34m x 1.91m)

OPEN-PLAN from the lounge area. Providing continuation of the laminate flooring with under-floor heating. A ceiling light fitting. Sufficient space for a dining table and a painted hardwood double glazed window to the front and rear elevation.

FIRST FLOOR LANDING: 3'3 x 2'9 (0.99m x 0.84m)

With carpeted flooring, a ceiling light fitting and smoke alarm. Access into the bathroom and both bedrooms.

MASTER BEDROOM: 11'3 x 10'4 (3.43m x 3.15m)

A GENEROUS double bedroom. Providing carpeted flooring, a ceiling light fitting, PROVISION FOR an electric feature fire with decorative 1930's wooden surround. Over-stairs storage cupboard with ceiling light fitting. Painted hardwood double glazed window to the front elevation.



BEDROOM TWO

101 x 7'5 (3.07m x 2.26m)

With carpeted flooring, an electric heater, loft hatch access point and a painted hardwood double glazed window to the side elevation.

BATHROOM:

69 x 6'3 (2.06m x 1.91m)

Of stylish modern design. Providing tiled flooring. A panelled bath with chrome taps, electric shower facility, floor to ceiling wall tiles and a wall mounted clear-glass shower screen. Low-level W.C and a pedestal wash hand basin with chrome taps. Medium height wall tiling. Chrome heated towel rail, ceiling light fitting, extractor fan and an obscure hardwood double glazed window to the rear elevation.

EXTERNALLY:

The property is peacefully situated down a private and quiet residential cul-de-sac. The front aspect provides a gravelled pathway with extensive log store. Leading to the front entrance door, with storm canopy. The front garden is laid to lawn with partial planted borders and a low-level stone wall. The right side aspect provides AMPLE-OFF STREET PARKING. Sufficient for various vehicles. Consisting of part gravelled and part tarmac hard-standing. Secure timber double gates open into the well-appointed rear garden. Beautifully maintained and established. Enjoying a large decked seating area, with a partially covered pergola. The garden is laid to lawn with various plant beds. There is provision for various storage sheds. An outside tap, external power socket and light. The garden retains a high-degree of privacy, with fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas electric heating, with under-floor heating benefiting the ground floor and hardwood 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.

Approximate Size: 640 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'F'

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.

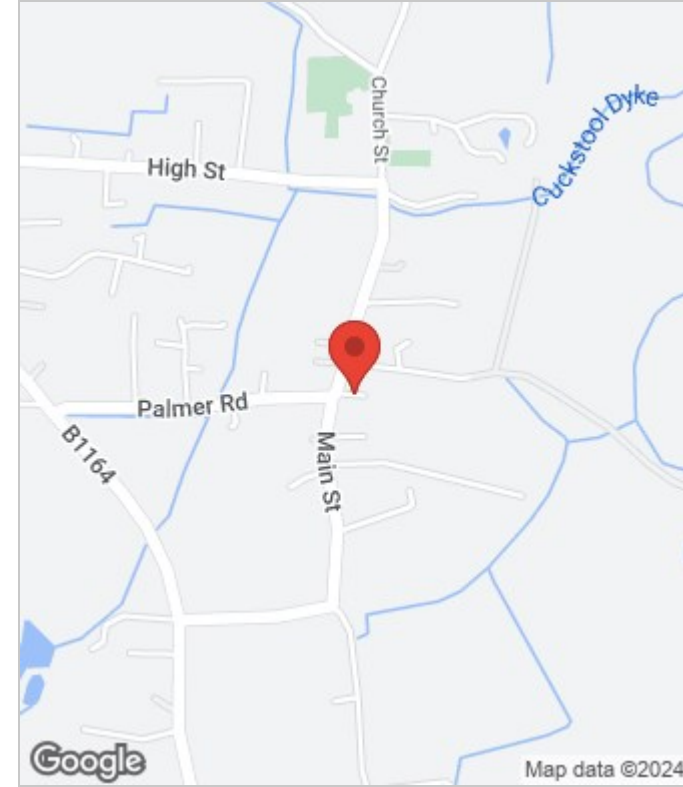




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E	32	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	