



## Crow Park Avenue

Sutton-On-Trent, Sutton On trent, NG23 6QG

£210,000



Nestled in the picturesque village of Sutton-On-Trent, this property offers a peaceful and idyllic setting for you to call home. Imagine enjoying your morning coffee in the lovely garden or taking a leisurely stroll through the quaint neighbourhood. This charming semi-detached house that could be your next dream home!

This property boasts a cosy reception room, perfect for relaxing with family and friends. With three bedrooms, there's plenty of space for a growing family or for guests to stay over.

Don't miss this opportunity to own a beautiful semi-detached house in a desirable location. Whether you're looking to settle down or invest in a property with great potential, Crow Park Avenue is the perfect place to make your dreams a reality. Contact us today to arrange a viewing and take the first step towards owning this wonderful home!



## Description

The property is located in the popular area of Sutton On Trent within walking distance to the shops, park and school with easy access to the A1 and catchment area for the popular Tuxford Academy School.

The property briefly comprises of an hallway, kitchen / diner, lounge, three bedrooms and a family bathroom. To the side of the property there is parking for several vehicles and a multi functional work / office building and a rear garden.

### Hallway 4'11" x 4'11" (1.50m x 1.50)

The property is entered through the side upvc door leading into the hallway with laminate flooring, decorative ceiling rose and room thermostat.

### Kitchen / Diner 14'7" x 13'4" (7'11") (4.47m x 4.07m (2.42m))

The kitchen / diner is a generous size with grey wall and base units, electric four ring hob, electric oven, space for washing machine, dryer and dishwasher. Marble effect worktops, radiator, tiled floor with a side and rear facing window to allow the natural light to flood in. The rear garden can be accessed from the kitchen. The kitchen houses the oil central heating slim line boiler.

### Lounge 14'7" x 11'9" (4.47m x 3.60m)

The lounge is a lovely bright room with a front facing bay window and a side facing window, laminate flooring, decorative ceiling rose, radiator, with an open plan spindle staircase leading to the first floor.

### Landing

The landing has carpet, spindle banister and loft access.

### Master Bedroom 11'5" x 9'6" (3.50m x 2.90m)

a front facing double bedroom with built in wardrobes over the stairs with louvre doors, carpet, radiator and decorative ceiling rose.

### Bedroom Two 8'0" x 9'8" (2.45m x 2.95m)

A double bedroom rear facing with carpet, radiator and built in airing cupboard for storage.

### Bedroom Three 7'3" x 6'10" (2.23m x 2.10)

single room rear facing currently used as a craft room with carpet, radiator and side facing window.

### Bathroom 7'6" x 4'9" (2.30m x 1.45m)

The bathroom comprises of a white three piece suit, bath, wc with over head gravity fed shower, hand basin encased in a vanity unit, part tiled walls, radiator and vinyl flooring.

### Outside

The plot is a corner plot which offers great space to the side for two wooden sheds, a work from home log cabin (negotiable) driveway for approximately two cars, picket fence and gate leading onto the rear garden which has lawn, patio and an impressive established palm tree. Fully enclosed with fencing.

### Disclaimer

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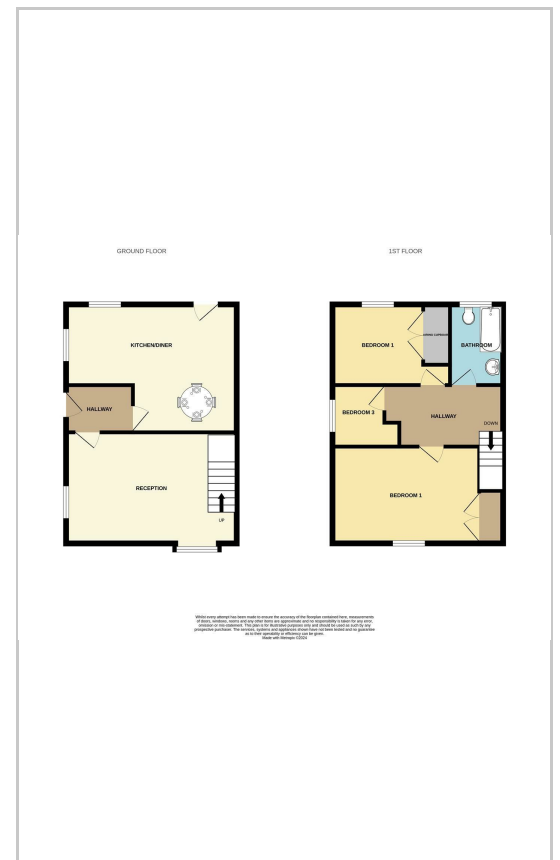
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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