



Crow Park Avenue

Sutton-On-Trent, Newark, NG23 6QG

Offers over £180,000

GUIDE PRICE - £190,000 - £200,000



This lovely presented semi detached home, ready to move straight in to is located in the village of Sutton-on-Trent and is conveniently located just off the A1 from the market town of Newark-on-Trent. The property is ideal for anyone wanting to commute to London King's Cross via train; 1hr and 15 approximately.

Sutton-on-Trent village has excellent local facilities of a Primary school, Doctor's Surgery, Co-op, hairdressers and a Public house.



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

The property is entered through the front porch door into the hallway where the heating thermostat is located .

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

Kitchen is of a generous size with a integrated Neff fridge freezer , Smeg oven and an electric four ring hob. There is space for washing machine, dryer and dishwasher with a decent amount of worktop space ,sink with grey wall and base units with drawers. The kitchen houses the slim line oil boiler for the central heating.

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

Lounge is a lovely bright room with radiator, dual aspect windows one being a bay window and Karndeane flooring .The lounge incorporates an open plan carpeted spindle staircase leading to the first floor.

Landing

Landing has the continuation of carpet from the stairs and the loft is accessed from the landing.

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

A double bedroom with built in storage over the stairs with double louvre doors, carpeted and radiator under the window.

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

A single bedroom carpeted, radiator and airing cupboard with extra storage space.

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

A single room carpeted with radiator.

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

The bathroom comprises of a white three piece suite, bath with over head gravity fed shower, encased vanity unit with hand basin and wc. Walls are partly tiled with white tiles, radiator and cushioned flooring.

Outside

The property is situated on a corner plot which offers great outside space for parking. The rear garden has a lawn area with a small patio accessed from kitchen. Outside is fully enclosed with gates and fencing ideal for any dog owners. The log cabin is part of the sale and is a 3m x 4m structure ideal for a work at home base.

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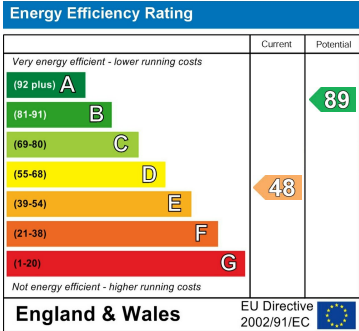
Area Map



Floor Plans



Energy Efficiency Graph



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