



2 Poplar Close, Sutton-On-Trent, Newark,
NG23 6PB

£385,000
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A very well presented detached, executive style, four bedroom family home with double garage situated in this quiet cul-de-sac location in the well served village of Sutton on Trent.

The living accommodation benefits from double glazed windows and replacement Dimplex Quantum Electric storage heaters which were fitted in 2021. The versatile living accommodation can be briefly described as follows:

Front entrance door leading to entrance porch, entrance hallway with staircase to galleried landing, WC, 27' lounge with walk-in Bay window and Inglenook fireplace. Double doors lead to the dining room which has sliding patio doors leading to the family room extension which was architect designed and built in 2008. This room has French doors leading to the rear garden and features a vaulted ceiling. There is a study which is ideal for those who work from home. The breakfast kitchen has a range of fitted units and appliances and space for a dining table. Additionally there is a utility room.

The spacious first floor layout includes a landing area, three double bedrooms and a single bedroom. There is a spacious en-suite bathroom to the main bedroom and also a family bathroom.

Outside the property occupies a generous sized plot which is enclosed with hedgerows to the frontage and gated access to the driveway which has parking for several vehicles and leads to the detached, brick built double garage. The front garden is laid to lawn. A paved pathway leads along the side of the house to a gate which gives access to the enclosed rear garden, which is well screened and laid to lawn with a patio area.

The property would be ideal for a couple, or family, seeking a modern detached family home in a well served village location. Viewing is highly recommended.

Sutton on Trent is a village located just eight miles north of Newark and accessed by the A1 dual carriageway. There are excellent village amenities here which include a Co-op store, a deli with a small cafe, the Lord Nelson

pub/restaurant, two hairdressers, a doctor's surgery and a primary school which has a good Ofsted report. The village falls within the catchment of the Tuxford Academy secondary school which is located just four miles away. For those who enjoy outdoor activities such as cycling or walking, there is a network of country lanes, public footpaths and bridleways which allow access to neighbouring villages, walks in the beautiful surrounding countryside and along the banks of the River Trent. In the neighbouring village of Weston (two miles) is the popular Hall Farm Country Store and cafe. Shopping facilities in Newark include a recently opened M&S food hall. Additionally there are Waitrose, Morrisons, Asda and Aldi supermarkets. Fast trains are available from Newark North Gate railway station and connect to London King's Cross with a journey time of approximately 75 minutes. Sutton on Trent is well served by local bus services which connect to Newark, Retford and surrounding villages provided by locally based Marshalls Coaches.

The property construction is timber framed with brick elevations under a tiled roof covering and was built by Barratt Homes to their Davenport design in 1991. The owners have lived in the property from new. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE PORCH

6'11 x 4'9 (2.11m x 1.45m)

Centre opening, wooden, front entrance doors.

ENTRANCE HALL

13'1 x 7'9 (3.99m x 2.36m)

plus 4'2 x 2'8

Built in cloaks cupboard, stairs off with storage cupboard below, Quantum storage heater.



WC

With suite comprising low suite WC and wash hand basin with vanity cupboard below, tiling to splashback. Leaded light double glazed window to the front, electric towel rail.

STUDY

8'3 x 5'8 (2.51m x 1.73m)

Leaded light double glazed window to the front and side elevation, Quantum storage heater.



LOUNGE

27'2 x 11'4 (8.28m x 3.45m)

Measurement into Bay window.

Wooden double glazed window to the front elevation, walk in Bay with double glazed window to the rear elevation, television point, Quantum storage heater, coved ceiling. The focal point to this room is the superb brick Inglenook fireplace with beam over. Within are two wooden bench seats, two leaded light double glazed windows to the side elevation and the brick built fireplace with open grate, hearth with Quarry tiles. Wooden centre opening doors lead to dining room.



DINING ROOM

11' x 9'9 (3.35m x 2.97m)

Coved ceiling, laminate floor, Quantum storage heater, sliding double glazed patio doors lead to family room.



FAMILY ROOM

12' x 10'8 (3.66m x 3.25m)

This architect designed family or garden room extension was built in 2008. There are two double glazed leaded light windows to the side elevations, vaulted ceiling with LED downlights and a high level leaded light circular feature window to the rear. Wooden double glazed French doors give access to the rear garden. Princess electric heater, television point, laminate floor covering.



DINING KITCHEN

12' x 8'2 (3.66m x 2.49m)

Leaded light double glazed window to the rear elevation.

Quantum storage heater, space for a family dining table. Fitted kitchen units with base cupboards and drawers, working surfaces above. Inset composite one and a half bowl drainer, tiled splashbacks and wall mounted cupboards. Built in appliances include a Hotpoint ceramic hob with extractor over, electric double oven and a fridge.



UTILITY ROOM

8'3 x 5'8 (2.51m x 1.73m)

Fitted base units with cupboards and drawers, working surfaces over, inset sink and drainer. Built in freezer, space and plumbing for an automatic washing machine. Leaded light doubled glazed door and window to the side giving access to the garden and double garage.



FIRST FLOOR

LANDING

Built in airing cupboard housing hot water cylinder and latted shelving.

BEDROOM ONE

10'11 x 10'5 (3.33m x 3.18m)

Leaded light double glazed window to rear elevation, two built in double wardrobes with cupboards over, Quantum storage heater, television point.



EN-SUITE BATHROOM

8'10 x 7'1 (2.69m x 2.16m)

The suite comprises twin his and hers wash hand basins with vanity cupboards below, a corner spa bath and separate WC. Separate tiled shower cubicle with screen door and electric Aquatronic shower over. Leaded light double glazed window to front elevation, Dimplex electric fan heater.



BEDROOM TWO

13'5 x 9'9 (4.09m x 2.97m)

Airmaster electric heater, leaded light double glazed window to front elevation, two built in double wardrobes with cupboards over, dressing table and drawers.



BEDROOM THREE

11'2 x 9' (3.40m x 2.74m)

Leaded light double glazed window to the front elevation, two built in double wardrobes with cupboards over and dressing table, Airmaster electric heater.



BEDROOM FOUR

10'5 x 9' (3.18m x 2.74m)

Leaded light double glazed window to rear elevation, Airmaster electric heater, built in double wardrobe.

FAMILY BATHROOM

6' x 7'4 (1.83m x 2.24m)

Suite comprising panelled bath with Mira electric shower over, low suite WC, wash hand basin, counter top and vanity cupboards below. The walls are part tiled. There is a leaded light double glazed window to the front elevation, electric panel heater.

OUTSIDE

DOUBLE GARAGE

19'9 x 7'8 (6.02m x 2.34m)

This brick built double garage, with tiled roof covering, has two up and over doors to the front and a personal door to the side, leaded light window to the rear, double power point and light.



The property is situated on a generous sized and enclosed plot. There are hedgerows to the frontage and folding double wooden gates allowing access to the driveway which has a tarmac surface and allows parking for two cars and access to the double garage. The front garden is laid to lawn with mature trees and shrubs. A paved path gives access to the front door and also leads to a wrought iron gate which opens to a paved path along the side of the house giving access to the rear garden. The gardens are laid to lawn with a paved patio, closed boarded wooden fences are to the side boundary and there is a tall conifer hedge to the rear boundary completing the enclosure and allowing a good degree of privacy. The rear garden also makes a safe play area for young children and pets.



TENURE

The property is freehold.

SERVICES

Mains water, electricity, and drainage are all connected to the property. Windows are the original with wooden frames and leaded light double glazed units. Heating is by electric storage heaters. These are replacement Dimplex Quantum electric storage heaters which were fitted in 2021. There is no mains gas available in Sutton on Trent.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

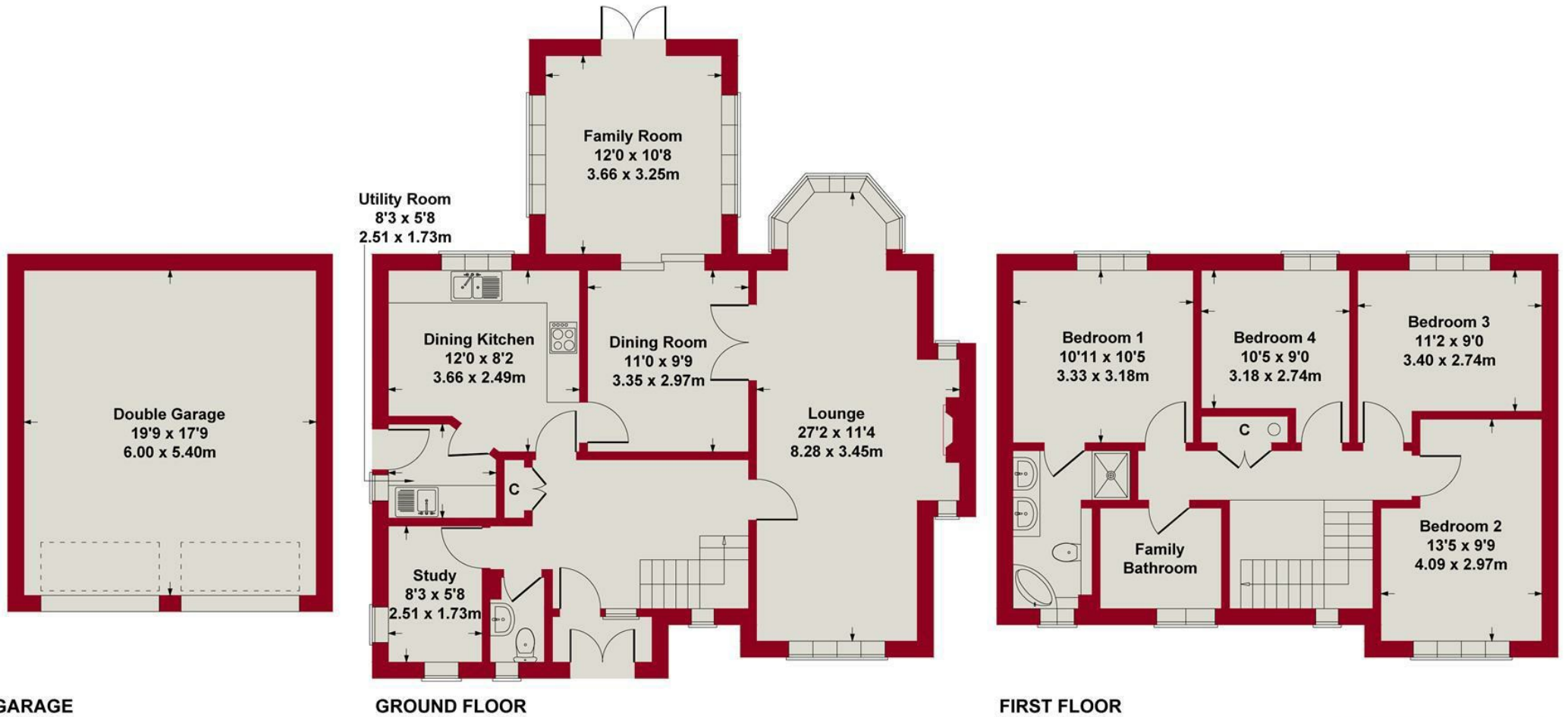
VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band E.

Approximate Gross Internal Area
1938 sq ft - 180 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers