



Highfield House Old Great North Road,  
Sutton-On-Trent, Newark, NG23 6QL

**£675,000**  
Tel: 01636 611811

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Surveyors, Estate Agents, Valuers, Auctioneers

A high quality individually built and designed detached six bedroom executive style home completed in 2022 and offering in the region of 3470 sq.ft of living accommodation with efficient air source heating and uPVC double glazed windows.

The superbly presented living accommodation comprises of an impressive entrance hallway with centre solid wood staircase with glass balustrade leading to the first floor galleried landing over, 25' lounge with bay window and fireplace with wood burning stove, office with bay window which makes a spacious work from home area. There is a WC off the hallway fitted with a contemporary white suite, a useful cloak room and a drying/tank room.

The heart of the house is the superb living and dining kitchen fitted with a range of high grade kitchen units including an island unit and a range of appliances. The living area has a stylish slate tiled fireplace housing a wood burning stove and a set of bi-folding patio doors opening onto the rear garden and patio terrace. Additionally, the dining area has space for a large dining table and a door connects to the utility room which has a range of high grade units matching the kitchen and a personal door leading to the garage.

On the first floor the staircase leads to the impressive galleried landing with glass balustrades and doors connecting to the bedrooms. Bedroom one has a full height vaulted ceiling, roof lights and a rear facing window. A lobby connects to the dressing room and a spacious en-suite bathroom with a white suite including a freestanding bath, WC, stone his and hers designer washbasins and a separate walk in double shower cubicle. Bedroom two is a pleasant double room with en-suite shower room. Bedroom three is a spacious front facing double bedroom with rural views. Bedroom four is a further double bedroom at the front of the house with views. Bedroom five is a single bedroom ideal for a nursery and Bedroom six is a 21' light and airy double room with four dormer windows which can be used to accommodate guests or as an entertainment room. The family bathroom is fitted with a n attractive white suite including a freestanding bath and a separate walk in double shower

cubicle.

The house is presented to a very high standard with high quality fittings throughout making the ultimate family home in a much sought after village location.

Outside the property is situated on an enclosed plot with electric entrance gates leading to a gravel driveway at the front with ample parking for up to eight vehicles. Additionally, the integral garage has parking for up to four vehicles. Wooden centre opening gates open to gravelled hardstanding at the side of the house suitable for a caravan or motorhome. The pleasant rear garden is enclosed with close boarded fence laid out with lawned areas and a spacious paved patio connecting to the rear of the house and the living and dining kitchen.

The property would be ideal for a family looking for a large executive style modern home in a village location with excellent amenities. Viewing is highly recommended.

Sutton on Trent is a village located just 8 miles north of Newark and accessed via 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 and restaurant, two hairdressers, a doctor's surgery and a primary school which has a good Ofsted report. The village falls within the catchment area of the Tuxford Academy secondary school which is located just 4 miles away.

For those who enjoy outdoor activities such as cycling or walking there are a network of country lanes, public footpaths and bridleways which allow access to the neighbouring villages, walks in the beautiful surrounding countryside and along the banks of the River Trent. In the neighbouring village of Weston (2 miles) is the popular Hall Farm Country Store and Cafe. Shopping facilities at nearby Newark include a recently opened M&S food hall. Additionally there are Waitrose, Morrisons, Asda and Aldi supermarkets. Fast trains are available from Newark Northgate railway station and connect to London King's Cross with a journey time of approximately one hour 30 minutes. Sutton on Trent is well served by local bus services which connect to Newark, Retford and

surrounding villages, provided by locally based Marshall's Coaches.

The living accommodation is arranged over two levels with central heating provided by an air source heat pump firing a wet system with underfloor heating to the ground floor and radiators to the first floor rooms. The windows are uPVC double glazed units. The house is constructed with cavity brick elevations under a pantiled roof covering and the living accommodation can be described in more detail as follows:

## GROUND FLOOR

### ENTRANCE HALLWAY

20'9 x 11'5 (6.32m x 3.48m)

Wooden front entrance door with double glazed light and side windows. The focal point of this room is the solid wood centre staircase with glass balustrade leading to the first floor galleried landing, wooden Parquet style flooring, LED ceiling lights.



### WC

7'11 x 3'9 (2.41m x 1.14m)

Fitted with a contemporary design white suite comprising wash hand basin with vanity unit and a low suite WC, extractor fan, LED downlights, vinyl flooring.



### **CLOAK ROOM**

6'3 x 6'5 (1.91m x 1.96m)

Leading to:

### **DRYING/TANK ROOM**

10'7 x 5'1 (3.23m x 1.55m)

Tempest double hot water cylinder, manifolds for underfloor central heating.

### **LOUNGE**

25'9 x 12'6 (7.85m x 3.81m)

With walk in bay window and uPVC double glazed window to front elevation, brick fireplace with timber over and a slate hearth housing the log burning stove. Two uPVC double glazed windows to the side elevation.



### **OFFICE**

12'6 x 14'10 (3.81m x 4.52m)

(measurement into bay window)

Walk in bay with uPVC double glazed window to the front. This room makes an excellent work from home space.



### **LIVING AND DINING KITCHEN**

24'3 x 24'10 (7.39m x 7.57m)

Fitted with a range of high grade matt grey kitchen units comprising base cupboards and drawers including deep pan drawers, granite style working surfaces over, island

unit with base cupboards and integral wine cooler, granite style working surfaces over extending to provide a breakfast bar, inset stainless steel one and a half bowl sink with mixer tap. Range of wall cupboards including glazed display cabinets. Integral appliances include built in dishwasher, electric hob with extractor over, three Lomona electric ovens and a tall fridge/freezer. LED ceiling lights.



Living area with fireplace dressed with split face slate style tiling, slate hearth and a wood burning stove. UPVC double glazed bi-fold patio doors give access to the rear garden and patio terrace. The dining area has space for a large dining area and two Keylite roof lights over and a uPVC double glazed side window. There is high grade wood effect Parquet style flooring throughout this room.





### UTILITY ROOM

12'7 x 7'10 (3.84m x 2.39m)

UPVC double glazed window to rear elevation. High grade matt grey units matching the kitchen comprise base cupboards and drawers, wall cupboard with shelving, granite style working surfaces above with stainless steel one and a half bowl sink and drainer inset. Plumbing for automatic washing machine. Space for a dryer. LED downlights. Wood effect Parquet style flooring. A personal door gives access to the garage.



### FIRST FLOOR

### LANDING

20'5 x 11'6 (6.22m x 3.51m)

UPVC double glazed window to front elevation, radiator, LED ceiling lights, loft access hatch around the stairwell. There are solid wood posts and handrails with glass balustrades.



### BEDROOM ONE

16'6 x 10'10 (5.03m x 3.30m)

This double master bedroom features a full height vaulted ceiling with four Keylite room lights, LED ceiling lights. Wall mounted double power point and TV point. Rear facing uPVC double glazed window, radiator.



### LOBBY AREA

8'8 x 3'3 (2.64m x 0.99m)

Connects to dressing room and en-suite bathroom.

### DRESSING ROOM

16'6 x 4'11 (5.03m x 1.50m)

With full height vaulted ceiling, Keylite roof light and radiator.

### EN-SUITE BATHROOM

12'7 x 7'10 (3.84m x 2.39m)

UPVC double glazed window to side elevation, LED ceiling light, extractor fan, contemporary style white suite comprises of a freestanding bath and chrome mixer tap with hand shower, low suite WC. There are two designer stone wash hand basins, both with chrome monoblock taps set on a wooden vanity unit with shelving and drawers. Walk in double shower with a low set tray, tiling to the walls and a glass shower screen. Wall mounted rain shower and hand shower. Chrome towel radiator.



### BEDROOM TWO

12'6 x 11'6 (3.81m x 3.51m)

UPVC double glazed window to rear elevation, radiator, wall mounted double power point and television point.



### EN-SUITE SHOWER ROOM

9'10 x 3'2 (3.00m x 0.97m)

Fitted with a white suite comprising low suite WC, wash hand basin with vanity unit, tiled shower cubicle with glass screen and door, rain head shower. Chrome towel radiator, LED ceiling lights and extractor fan.



### BEDROOM THREE

12'6 x 14'1 (3.81m x 4.29m)

A spacious double bedroom with a front facing uPVC double glazed window, radiator and wall mounted double power point and television point.



### BEDROOM FOUR

12'1 x 12'6 (3.68m x 3.81m)

A further double bedroom with front facing uPVC double glazed window and wall mounted double power point and television point.



### BEDROOM FIVE

8'4 x 7'8 (2.54m x 2.34m)

A spacious single bedroom which would make an ideal child's room or nursery. UPVC double glazed window to rear elevation and radiator.



### BEDROOM SIX/ENTERTAINMENT ROOM

21'9 x 19'6 (6.63m x 5.94m)

This exceptionally spacious double bedroom offers space for growing children, visitors or extended family. Alternatively, this could be used as an entertainment or media room. There are two uPVC Dormer windows to both the front and rear elevations, two radiators, LED ceiling lights, wall mounted TV and power point.



### FAMILY BATHROOM

12'6 x 8'5 (3.81m x 2.57m)

UPVC double glazed window to side elevation, wall mounted chrome towel radiator. Contemporary style white

suite with freestanding bath and chrome mixer tap with shower attachment, low suite WC. Twin wash hand basins both with chrome monoblock mixer taps mounted on a wood effect vanity unit with storage drawers. Walk in double shower cubicle with low tray, glass screen, wall tiling, wall mounted chrome hand and rain shower, extractor fan, LED downlights, wood Parquet design vinyl flooring.

## OUTSIDE

### INTEGRAL GARAGE

29'10 x 19'11 (9.09m x 6.07m)

Up and over door to the front, personal door giving access to the utility room, uPVC double glazed window to rear elevation and personal door giving access to the rear garden. This garage could accommodate up to four cars depending on their size or alternatively offer a large amount of storage.



### DRIVEWAY AND GARDENS

The property occupies a generous sized plot with an electrically operated sliding entrance gate giving access to a spacious gravelled driveway to the front of the house with ample parking for around eight cars and access to the garage. A hedgerow and close boarded wooden fence to the front boundary encloses the frontage and gives a high degree of privacy. A set of centre opening wooden gates to the side give access to a gravelled hardstanding area to the side of the house which gives further parking suitable for a caravan or motorhome.



The pleasant enclosed and well screened rear garden is laid to lawn with paved pathways leading to a spacious patio terrace connecting to bi-folding patio doors and the living and dining kitchen. The air sourced heat pump is situated at the rear of the garage. Additionally, there is an outside tap.



### SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in Sutton on Trent. Central heating is provided by an air source heat pump (invertor) firing a wet system with underfloor heating to the ground floor and radiators to the first floor.

### TENURE

The property is freehold.

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### 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.

**COUNCIL TAX**

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

Approximate Gross Internal Area  
4036 sq ft - 375 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.

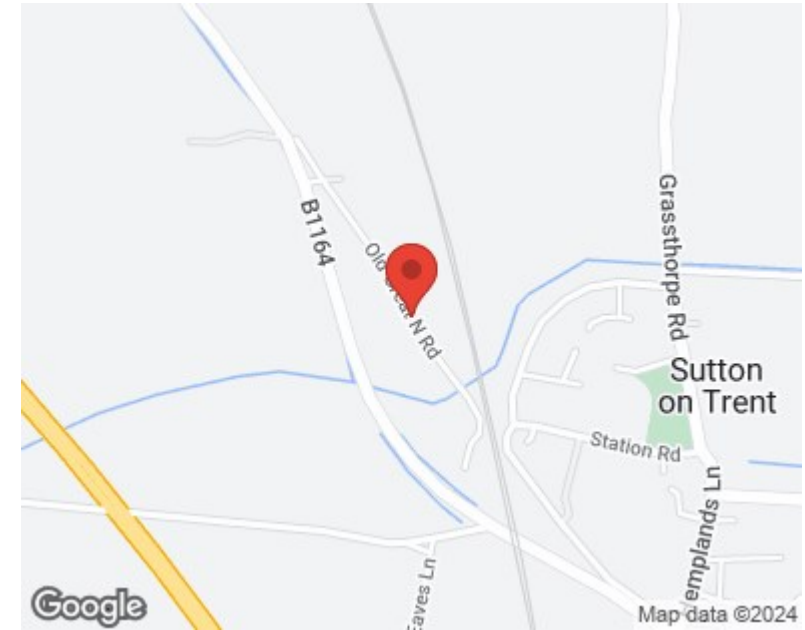
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	87	92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient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



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