



25 Strawberry Fields, Sutton-On-Trent,  
NG23 6SE

**£500,000**  
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A superb five bedroom detached executive style family home situated in a cul-de-sac location in this sought after and well served village location. The property offers living accommodation in the region of 2164 sq.ft benefiting from liquid propane gas fired central heating and uPVC double glazed windows.

The accommodation comprises entrance hallway with a good quality porcelain tiled floor, WC with a contemporary design white suite, 18' dual aspect lounge, spacious 14' family room, open plan living and dining kitchen which has been re-planned and refitted to a high standard with quality units and appliances, and a utility room. On the first floor there is a spacious landing area. Bedroom one with en-suite bathroom, bedroom two with en-suite shower room. There are three further double bedrooms and a family bathroom.

Outside the property is situated in a pleasant cul-de-sac environment with open plan gardens to the front and a paved path leading to the front door. There are enclosed gardens to the rear of the house with a gateway leading to a driveway with parking for two cars, and a detached brick built double garage. A pleasantly landscaped communal green space with children's play area is located to the rear of the property and can be easily accessed.

This lovely home has impressive curb appeal and would be ideal for a professional couple or family seeking a high quality spacious home in a well served village location and 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

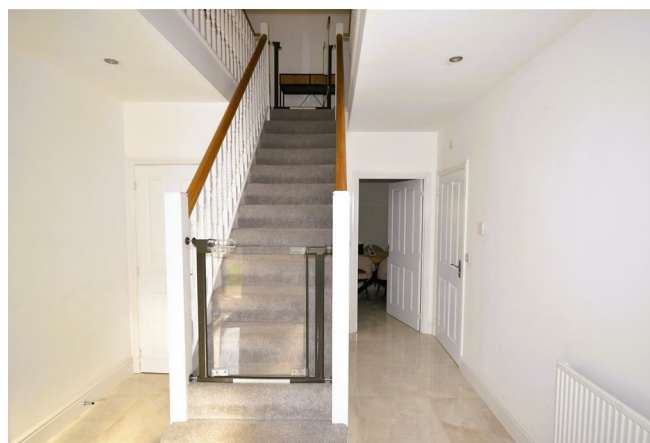
neighbouring villages, walks in the beautiful surrounding countryside and along the banks of the River Trent. In the neighbouring village of Weston (2 miles) is the popular Hall Farm Country Store and Cafe. Shopping facilities at nearby Newark include a recently opened M&S food hall. Additionally there 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 property was built in 2021 by Charles Church and constructed with brick elevations under a slate roof covering. The windows are uPVC double glazed and the central heating is fired by liquid propane gas. The living accommodation is arranged over two levels and can be described in more detail as follows:

## GROUND FLOOR

### ENTRANCE HALL

14'9 x 10'6 (4.50m x 3.20m)  
(narrowing to 8'6)



Composite front entrance door, large format porcelain floor tiles, centre staircase rising to the first floor, radiator, walk in cloak's cupboard below stairs.

### WC

5'10 x 3'7 (1.78m x 1.09m)

Contemporary design white suite with corner pedestal mounted wash hand basin and low suite WC. Large format porcelain tiled floor. Radiator, extractor fan, LED downlights.

### LOUNGE

18'5 x 13'7 (5.61m x 4.14m)



Double doors leading to hallway, dual aspect room with two uPVC windows to both the front and side elevations, television point, phone point, three radiators.

## FAMILY ROOM

14'5 x 10'8 (4.39m x 3.25m)



Two uPVC double glazed windows to the front elevation, radiator.

## OPEN PLAN LIVING AND DINING KITCHEN

35'10 x 11'1 (10.92m x 3.38m)



This impressive family kitchen offers ample space for a dining table, settee and comfortable chairs. There are two sets of uPVC double glazed French doors to the rear elevation and a walk in bay with uPVC window to the side. The layout was re-planned and new high quality kitchen units were refitted in October 2022 comprising matt grey

finish range of base cupboards and drawers, quartz working surfaces and splash back returns, inset composite sink with an Aqua boiling water tap.

There are two tall larder units with pull out shelving, space for an American style fridge freezer, island unit with base cupboards, quartz working surfaces and inset Faber induction hob and inbuilt extractor, wood block and breakfast bar, range of wall cupboards and a tall cupboard with shelf. Built in appliances include a previously mentioned induction hob and additionally an electric double oven, combination microwave oven and dishwasher. Large format porcelain floor tiles, two double panelled radiators, LED ceiling lights.



## UTILITY ROOM

6'8 x 5'11 (2.03m x 1.80m)

UPVC double glazed side entrance door, Ideal Logic Heat H30 gas fired central heating boiler. Base cupboards with working surfaces over. Plumbing for automatic washing machine, space for a dryer. Radiator, large format porcelain floor tiles, LED ceiling lights.

## FIRST FLOOR

### LANDING

12'10 x 10'4 (3.91m x 3.15m)

Built in double airing cupboard housing the hot water cylinder, radiator, loft access hatch.

### BEDROOM ONE

12'8 x 13' (3.86m x 3.96m)  
(plus 6'6 x 4'9)



Walk in dressing area with built-in open wardrobe units with hanging rails, drawers and shelving. There are two uPVC double glazed windows to the front elevation, two radiators.

### EN-SUITE BATHROOM

6'11 x 6'1 (2.11m x 1.85m)



UPVC double glazed window to side elevation, fully tiled walls, wall mounted chrome towel radiator. White suite comprising Ideal standard panelled bath, pedestal wash

hand basin, low suite WC, tiled shower cubicle with a Mira folding glass screen door and wall mounted shower, LED ceiling lights.

### BEDROOM TWO

10'4 x 13'1 (3.15m x 3.99m)  
(narrowing to 11'2)



UPVC double glazed window to the rear elevation overlooking the green space, radiator.

### EN-SUITE SHOWER ROOM

9'1 x 7' (2.77m x 2.13m)



Part tiled walls, double panelled radiator, white suite

comprising twin his and hers Sottini pedestal wash hand basin, low suite WC, tiled shower cubicle with Mira glass screen door and wall mounted shower.

### BEDROOM THREE

13' x 10'4 (3.96m x 3.15m)



UPVC double glazed window to rear elevation with view of the green space, radiator.

### BEDROOM FOUR

10'4 x 9'4 (3.15m x 2.84m)



With part panelled feature wall, radiator and uPVC double glazed window to front elevation.

### BEDROOM FIVE

12' x 11' (3.66m x 3.35m)



With two uPVC double glazed windows to the front elevation, radiator.

### FAMILY BATHROOM

8'6 x 7'10 (2.59m x 2.39m)



Fitted with white suite comprising a Sottini pedestal wash hand basin, panelled bath and low suite WC. Tiled shower cubicle with a Mira glass folding screen door and shower over. Towel radiator, part tiled walls, extractor fan, LED downlights.

### OUTSIDE



The property occupies a pleasant cul-de-sac location. To the frontage there is an open plan lawned garden also extending to the side of the house with borders, paved path leading to the front door.



To the rear is an enclosed garden which has a brick built wall along the north side with a wooden hand gate leading to the driveway. Close boarded wooden fences complete the enclosure and the garden area is laid to lawn with paved paths.

Two car driveway with tarmac surface leading to:

### DOUBLE GARAGE



A brick built garage with two up and over doors, personal side entrance door leading to the garden, power and light connected.

### SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in the village. The central heating is fired by liquid propane gas.

### TENURE

The property is freehold.

### VIEWING

Strictly by appointment with the selling agents.

### POSSESSION

Vacant possession will be given on completion.

### MORTGAGE

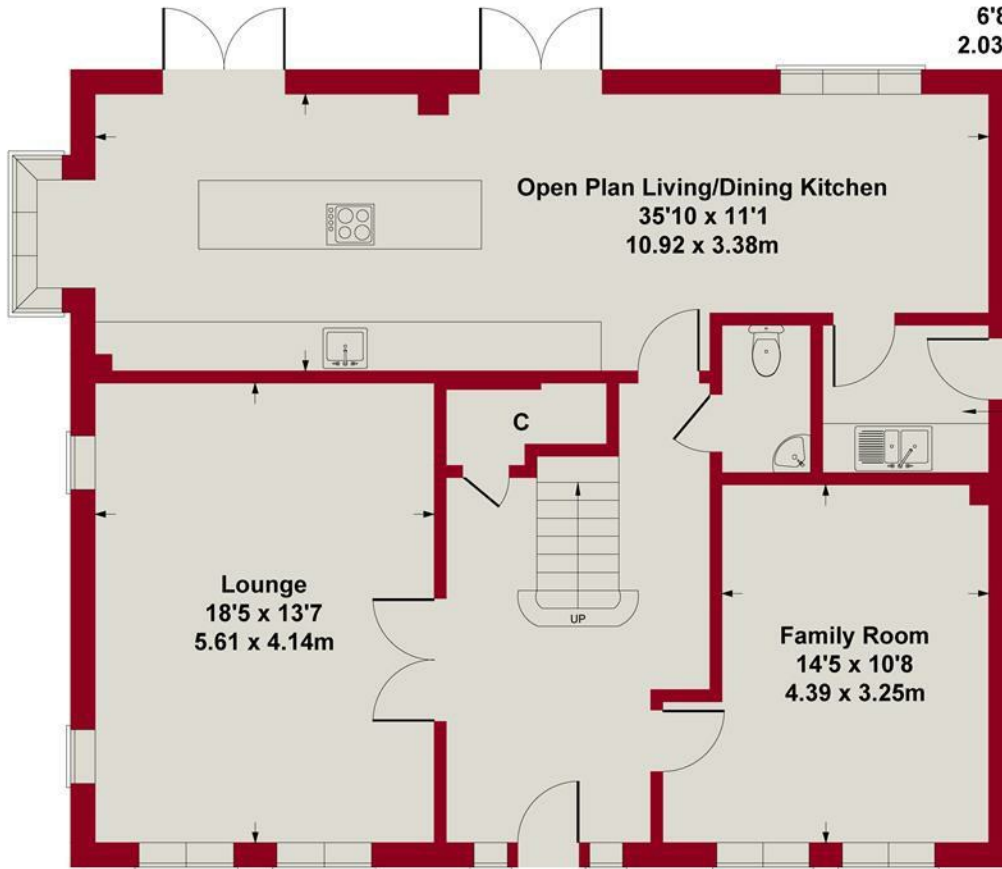
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### COUNCIL TAX

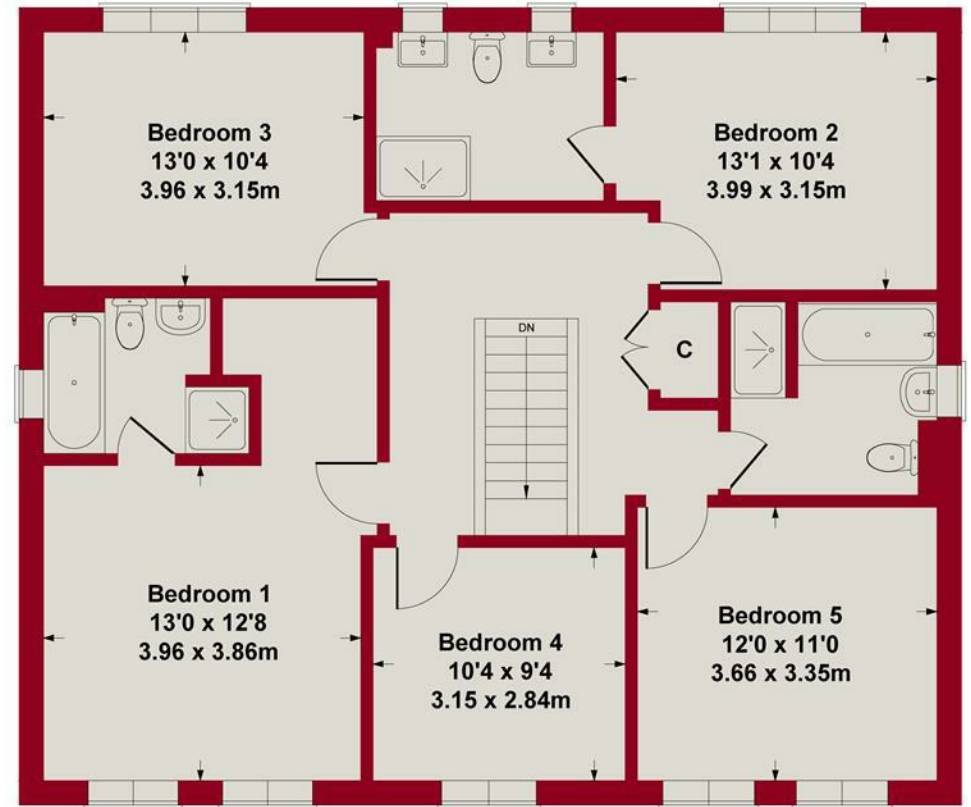
The property comes under Newark and Sherwood District Council Tax Band F.

Approximate Gross Internal Area  
2164 sq ft - 201 sq m

Utility Room  
6'8 x 5'11  
2.03 x 1.80m



GROUND FLOOR



FIRST FLOOR

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) <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



*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.*

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



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Surveyors, Estate Agents, Valuers, Auctioneers