



Sunnyfield Main Street, Carlton-On-Trent,
Newark, NG23 6NN

£330,000
Tel: 01636 611811

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PARTNERS**
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An individually built, and designed, three bedroom detached bungalow positioned on a spacious plot with a deep frontage and secluded gardens in this sought after rural village location. The well presented living accommodation benefits from an oil fired central heating system and uPVC double glazed replacement windows.

The accommodation comprises entrance hall, open plan dining kitchen, 16' lounge, bathroom and three family sized bedrooms. The internal floor area measures approximately 900 sq.ft. The plot size offers further potential to extend subject to the relevant planning permissions. Outside there is a long driveway providing ample off road parking for several vehicles, leading to an integral single garage and workshop.

The bungalow is set well back from the street and the gardens are laid out with attractive lawned areas planted with trees and shrubs. There are spacious and secluded rear gardens and a summer house. Viewing is highly recommended.

Sunnyfield has a lovely location on Main Street, situated opposite the grounds of Carlton Hall and views of the village church. There is easy access to the A1 dual carriageway. Newark, Retford and Lincoln are within easy commuting distance. Fast trains are available from Newark Northgate station with a journey time to London King's Cross of approximately one hour 30 minutes. The nearby town of Newark has excellent shopping facilities including Waitrose, Asda, Morrisons and Aldi supermarkets and an M&S food hall. Further local amenities can be found in the neighbouring village of Sutton on Trent (1 mile) including a Co-op store, a deli with small cafe, two hairdressers, a medical centre, the Lord Nelson pub/restaurant and the Sutton on Trent CofE primary school which is rated good by Ofsted. Sutton on Trent is in the catchment area of Tuxford Academy which has a good Ofsted rating. Carlton Lane links from the village to Sutton on Trent, a pleasant rural lane which can be walked or cycled to easily access the local amenities. Local bus services serve Carlton on Trent and are provided by Marshall's coaches connecting to Newark, Retford and surrounding villages.

The bungalow as built circa 1970 and constructed with brick elevations under a concrete tiled roof covering. The workshop extension at the rear of the garage has a flat roof. There are uPVC double glazed replacement windows and PVC soffit and fascias. The central heating system is oil fired. The living accommodation can be described in more detail as follows:

ENTRANCE HALL

17'4 x 5'1 (5.28m x 1.55m)

UPVC double glazed front entrance door, radiator, phone point, built in cloak cupboard with hanging rail, cupboard over. Loft access and ladder leading to the attic space which is part boarded and has a light. Potential to convert to a further bedroom subject to planning.

LOUNGE

16'11 x 13'7 (5.16m x 4.14m)



A spacious and comfortable living room with uPVC double glazed window overlooking the rear garden. Double panelled radiator, period tiled fireplace and hearth, cove ceiling, recess with built in cupboards, tv shelf, tv point and double power point.

OPEN PLAN DINING KITCHEN

17' x 14'4 (5.18m x 4.37m)



This open plan design has space for a dining table and comfortable seating area. There is a floor mounted Boulter Camray 3 oil fired central heating boiler, convector radiator, uPVC double glazed windows to the front elevation. Fitted kitchen units comprise base cupboards and drawers, working surfaces over with twin bowl sink and mixer tap, tiling to splashbacks. Plumbing for automatic washing machine. Wall mounted cupboards, electric point for a cooker. Built in pantry cupboard with shelving and built in airing cupboard with hot water cylinder and latted shelving.

BEDROOM ONE

12'5 x 8'8 (3.78m x 2.64m)



With uPVC double glazed window to rear elevation, radiator. Built in wardrobes comprising two double wardrobes with cupboards over and a chest of drawers.

BEDROOM TWO

12'1 x 10'5 (3.68m x 3.18m)



With uPVC double glazed window to the front elevation, radiator. Built in double wardrobe and cupboard with shelving.

BEDROOM THREE

9'5 x 7'4 (2.87m x 2.24m)



With radiator, uPVC double glazed window to the rear elevation, built in single wardrobe and cupboard over.

FAMILY BATHROOM

12' x 5'10 (3.66m x 1.78m)



Having uPVC double glazed window to the side, radiator. One wall which is fully tiled, white suite comprises a cast iron bath with a mixer tap and shower attachment over, tiling to splashbacks. Pedestal wash hand basin and a low suite WC.

ENTRANCE PORCH

8'5 x 3' (2.57m x 0.91m)

UPVC double glazed front entrance door, Terrazo tiled floor, personal door to garage, door to kitchen.

WC

With low suite WC and wood framed single glazed obscure glass window.

STORE

6' x 3' (1.83m x 0.91m)

Wall mounted shelving.

GARAGE

19'1 x 11'1 (5.82m x 3.38m)

(plus recess 3'8 x 3'4)

Electric up and over door, loft storage, oil tank, double power point and light. Door leading to:

WORKSHOP

13'4 x 7'7 (4.06m x 2.31m)

A flat roofed extension built at the rear of the garage, uPVC double glazed French doors give access to the rear garden. There is a double power point and light.

OUTSIDE



The property occupies a spacious 0.25 acre plot. The bungalow is set well back from Main Street with deep front gardens laid to lawn, and borders planted with

shrubs. There is a brick boundary wall and centre opening wrought iron gates leading to a level concrete driveway with ample off road car parking for four vehicles. Concrete path leading to the front door. There are wooden gates to both sides of the bungalow leading to the rear garden and on the south side a concrete yard with a brick/timber built shed.

The secluded rear gardens are laid out with lawned areas and planted with trees and shrubs. There is a conifer boundary hedge to the rear, a beech hedge on the north side and a close boarded fence to the southern boundary completing the enclosure. There are paved pathways and a brick built summer house with timber framed windows and set of French doors.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in Carlton on Trent. The central heating system is oil fired.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

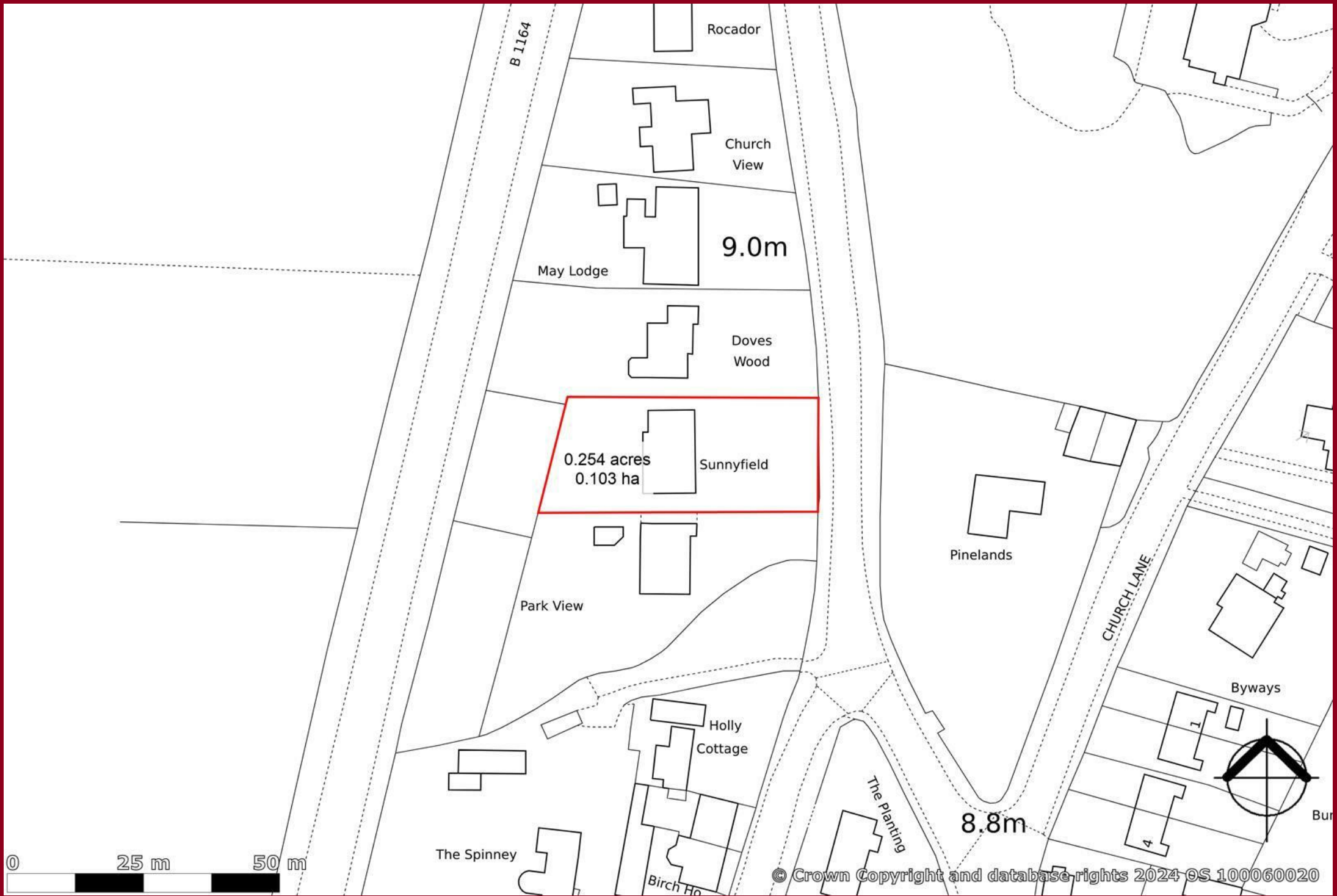
Vacant possession will be given on completion.

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 D.



Rocador

Church View

9.0m

May Lodge

Doves Wood

0.254 acres
0.103 ha

Sunnyfield

Pinelands

Park View

CHURCH LANE

Byways

Holly Cottage

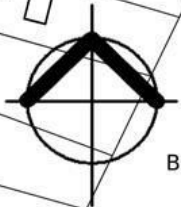
The Spinney

The Planting

8.8m

Birch Ho

Bur



Floor Plan

Approx. 102.0 sq metres (1097.5 sq. feet)



Total area: approx. 102.0 sq. metres (1097.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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



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