



Fairhaven, 14 Floral Villas, Sutton-On-Trent,
Newark, NG23 6PN

£375,000
Tel: 01636 611811

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

NO UPWARD CHAIN!

A very well presented, versatile, three bedroom detached house offering well presented and modernised living accommodation on a generous sized plot with an Douglas Fir timber framed double garage (potential work from home space) and situated in a well served village location with primary school, Co-op, pub and doctors surgery.

The accommodation offers entrance hall with double cloaks cupboard, a 13' lounge, separate dining room which could also be used as an additional forth bedroom if required, shower room fitted with a white suite and double shower cubicle, open plan kitchen with a range of handmade bespoke solid wood units and appliances, utility room, study/home office with French doors. From the entrance hallway, a staircase rises to the first floor and landing where there are two double bedrooms and a family bathroom which has a refitted white suite.

Outside the property is situated on an enclosed, generous sized plot which is adjoining open countryside. Field gates give access to a spacious gravel driveway leading to an Oak framed insulated double garage/workshop with roof mounted solar panels and power and light connected. To the rear there is an enclosed garden with lawned area and a paved patio.

Sutton-on-Trent is a village located 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. Sutton-on-Trent falls within the catchment area 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 the 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 Northgate railway station and connect to London King's Cross with a journey time of approximately 75 minutes. Sutton-on-Trent is well served by low floor local bus services which connect to Newark, Retford and surrounding villages which are provided by locally based Marshalls coaches.

The property construction is brick elevations under a tiled roof covering, windows have uPVC double glazing and the central heating system is oil fired. Additionally, there are air conditioning units to the kitchen and bedroom one. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

11'10 x 5'9 (3.61m x 1.75m)
(plus 4'8 x 4')



Entrance door with leaded light window, walk in double cloak/storage cupboard, Oak parquet flooring in entrance area, stairway to first floor, radiator.

LOUNGE

13'10 x 12'10 (4.22m x 3.91m)



UPVC double glazed window to front elevation, coved ceiling, radiator, television point.



DINING ROOM / BEDROOM 4

11'10 x 9'10 (3.61m x 3.00m)



UPVC double glazed window to the rear elevation, radiator. This room could also be used as an additional bedroom if required.

SHOWER ROOM



Fitted with a modern white suite with low suite WC, wash hand basin with chrome mono-block tap set on a wash stand with two storage drawers and a Quartz counter top. Double shower cubicle with wall tiling, glass screen and Flipper door. Rain head and hand shower, wall mounted chrome towel radiator, high quality vinyl flooring, extractor fan, uPVC double glazed window to side elevation.

OPEN PLAN KITCHEN

18'10 x 12'11 (5.74m x 3.94m)



(narrowing to 9'9)

UPVC double glazed sliding patio doors to the rear elevation give access to the garden, wall mounted Mitsubishi air conditioning unit, radiator, engineered Oak floor, space for American style fridge freezer. Range of handmade bespoke painted solid wood kitchen units comprising base cupboards, Oak working surfaces over, inset ceramic sink and drainer, Metro-style tiling to the splash backs. A matching island unit has base cupboards and drawers and wine rack with Oak working surfaces over. Fitted appliances include an AEG induction hob and Whirlpool electric double oven.



UTILITY ROOM

6'6 x 4'11 (1.98m x 1.50m)

Fitted with units comprising base cupboards with working surfaces over, wall mounted cupboards, plumbing for automatic washing machine, space for a dryer, towel radiator, engineered Oak flooring.

LOBBY

With built in storage cupboard.

BEDROOM THREE

12'4 x 9'1 (3.76m x 2.77m)



UPVC double glazed door to the rear elevation, radiator.

HOME OFFICE/BEDROOM FOUR

8'7 x 8' (2.62m x 2.44m)



With UPVC double glazed French windows to the front elevation and radiator.

FIRST FLOOR

LANDING



With staircase rising from the entrance hallway, two built in linen cupboards with shelving.

BEDROOM ONE

14'3 x 10'7 (4.34m x 3.23m)



Dormers with uPVC double glazed windows to the front and rear elevations, wall mounted Mitsubishi air conditioning unit, radiator. Range of fitted bedroom furniture includes two built in wardrobes and two bedside units with drawers. Four access doors to the eaves space.

BEDROOM TWO



Dormers with uPVC double glazed windows to the front and rear elevations, radiator, two eaves access doors.

FAMILY BATHROOM

7'4 x 3'8 (2.24m x 1.12m)



excluding recess.

Fitted with a traditional style white suite with low suite WC, pedestal wash hand basin, freestanding roll top bath with mixer and shower attachment, feature wall tiling, LED downlights, Xpelair extractor, traditional radiator and towel rail. Dormer with uPVC double glazed window to the rear elevations.

OUTSIDE

This spacious and enclosed plot has a pleasant situation adjoining open countryside. There is wooden Picket style fencing along the front boundary and field gate entrance with hand gate leading to a gravelled driveway with soak-away and parking for up to six vehicles. A concrete path leads to the front door. The front garden is laid to lawn and there is close bordered wooden fencing to the side boundaries.

To the rear this enclosed garden area has a recently built, and spacious paved patio and area laid to lawn. External Warm-Flow oil fired central heating boiler housed in a metal case. Prefabricated single garage/store.



DOUBLE GARAGE

24' x 15' (7.32m x 4.57m)



An Douglas Fir timber framed garage with insulated Larch-clad walls, folding wooden entrance doors to the front, two double glazed Stable-style entrance doors. Power is connected with double power points and lights. This double garage/workshop offers a large amount of storage or workspace and would be ideal for those with a small business. There are roof mounted solar panels.

SERVICES

Mains water, electricity, and drainage are all connected to the property. Central heating is provided by an oil fired system with traditional wall mounted wet radiators. Additionally, there are air conditioning units located within bedroom one and the kitchen powered by an externally mounted inverter. The garage has roof mounted solar panels. There is no mains gas available in Sutton-on-Trent.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

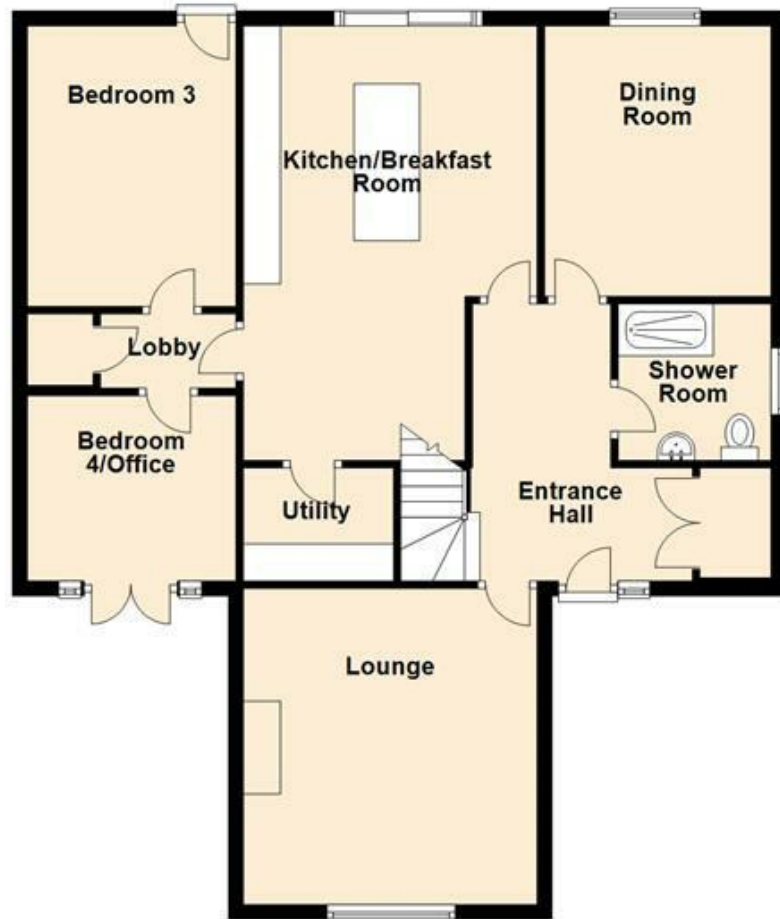
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

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

Ground Floor

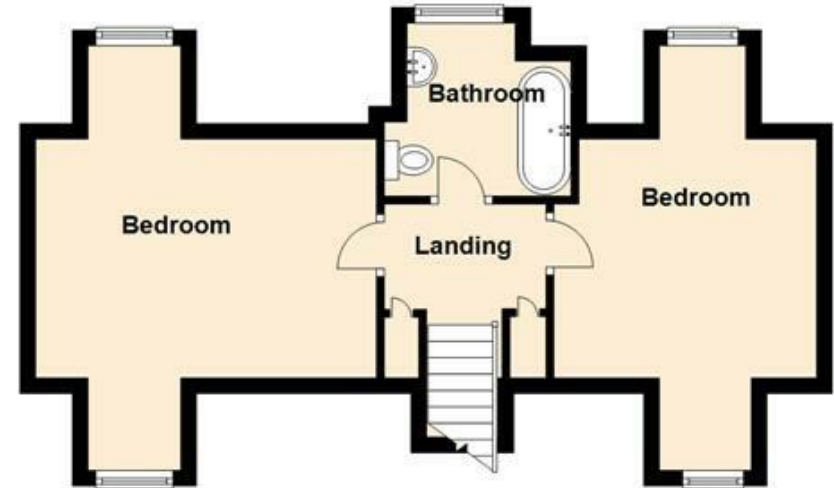
Approx. 92.3 sq. metres (993.4 sq. feet)



Total area: approx. 132.1 sq. metres (1422.3 sq. feet)

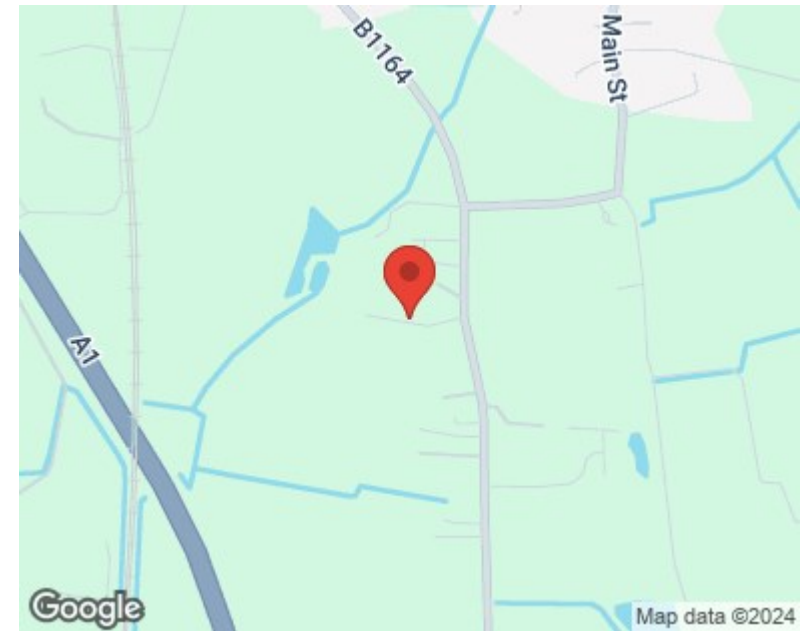
First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
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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