



35 Crow Park Avenue, Sutton-On-Trent,
Newark, NG23 6QG

GUIDE PRICE £200,000 - £210,000

Tel: 01636 611 811

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

- * Three Bedroom Semi-detached Family Home
- * Well-presented & Modernised Throughout
- * Two Reception Rooms With Open Archway Connection
- * Modern Fitted Kitchen With Shaker-style Units
- * Two Double Bedrooms & One Single Bedroom
- * Spacious Family Bathroom With Modern White Suite
- * Modern Oil-fired Central Heating & UPVC Double Glazing
- * Frontage Providing Off-road Parking For Multiple Vehicles & Enclosed Rear Garden
- * Popular Village Location With Excellent Amenities & Ofsted Good-rated Primary School
- * EPC Rating D

GUIDE PRICE £200,000 - £210,000 A well-presented and modernised three-bedroom semi-detached family home, situated in the popular village of Sutton-on-Trent. The property would make an ideal purchase for a young family or first-time buyers seeking a comfortable and well-appointed home within easy reach of excellent village amenities, including an Ofsted Good-rated primary school, Co-op convenience store, Butchers Brew coffee shop and the Lord Nelson public house.

The property has been modernised to a good standard in recent years and offers well-proportioned living accommodation, complemented by replacement uPVC double-glazed windows and a modern oil-fired central heating system.

The accommodation comprises an entrance hallway, a lounge with an open archway leading through to a separate dining room, and a modern fitted kitchen featuring Shaker-style units. On the first floor, there are two double bedrooms, a single bedroom and a spacious family bathroom fitted with a modern white suite.

Outside, the property benefits from a frontage providing off-road parking for multiple vehicles, together with an enclosed rear garden.

Overall, this is an attractive and well-maintained family home offering modern, comfortable living accommodation in a popular and well-served village location.

Sutton-on-Trent is a popular and well-served Nottinghamshire village situated approximately eight miles north of Newark-on-Trent, with convenient access to the A1 dual carriageway and excellent road connections to Retford, Lincoln, Nottingham and Doncaster.

The village offers an excellent range of everyday amenities, including a Co-op convenience store, Butchers Brew coffee shop, the Lord Nelson public house and restaurant, a medical centre, hairdressing salons and community facilities. Sutton-on-Trent Primary and Nursery School has received a Good rating from Ofsted, whilst secondary education is available at Tuxford Academy, approximately four miles away.

The surrounding countryside provides opportunities for walking and cycling, with a network of public footpaths, bridleways and quiet country lanes connecting neighbouring villages and the banks of the River Trent. Local bus services provide connections to Newark, Retford and surrounding communities.

The nearby market town of Newark offers a wider range of shopping, recreational and educational facilities, together with railway services from Newark Northgate to London King's Cross, with journey times of approximately 75 to 90 minutes.

The property is a semi-detached house constructed of brick elevations under a tiled roof covering. The windows are replacement uPVC double-glazed units, and the central heating system is oil-fired, served by a modern, externally positioned Grant oil-fired central heating boiler.

The living accommodation is arranged over two floors and can be described in more detail as follows:

ENTRANCE HALL

10'2 x 6'1 (3.10m x 1.85m)

Composite front entrance door with double-glazed light, uPVC double-glazed window to the side elevation, staircase rising to the first floor with useful understairs storage cupboard and radiator.

LOUNGE

14'5 x 11'5 (4.27m'1.52m x 3.35m'1.52m)



UPVC double-glazed window to the front elevation, radiator, feature fireplace with wooden surround and granite hearth housing a solid fuel stove, carpeted flooring, coved ceiling and an open archway connecting through to the dining room.

DINING ROOM

10'6 x 9'7 (3.05m'1.83m x 2.74m'2.13m)



UPVC double-glazed French doors opening onto the rear garden, vinyl floor covering and radiator.

KITCHEN

11'4 x 10'0 (3.35m'1.22m x 3.05m'0.00m)



A well-proportioned kitchen fitted with modern Shaker-style units comprising base cupboards and drawers with working surfaces above, inset stainless steel sink and

drainer with mixer tap, plumbing and space for a washing machine, built-in tall fridge freezer and Belling electric oven and hob. Further fitted units include four tall cupboards, a microwave shelf and wall-mounted cupboard.

UPVC double-glazed window to the side elevation and uPVC double-glazed rear entrance door providing access to a covered storm porch and adjoining outbuilding.



FIRST FLOOR

LANDING

UPVC double-glazed window to the side elevation, radiator, loft access hatch and built-in storage cupboard.

BEDROOM ONE

12'1 x 12'0 (3.66m'0.30m x 3.66m'0.00m)



UPVC double-glazed window to the front elevation and radiator.

BEDROOM TWO

11'11 x 9'9 (3.35m'3.35m x 2.74m'2.74m)



UPVC double-glazed window to the rear elevation, radiator and fitted airing cupboard housing a Megaflo hot water cylinder.

BEDROOM THREE

8'8 x 8'1 narrowing to 5'6 (2.44m'2.44m x 2.44m'0.30m narrowing to 1.52m'1.83m)
An L-shaped room with uPVC double-glazed window to the front elevation and radiator.

FAMILY BATHROOM



Fitted with a modern white suite comprising low-level WC, pedestal wash hand basin and panelled bath with mixer tap and wall-mounted Triton Enrich electric shower over. Metro-style wall tiling to splashback areas, uPVC double-glazed windows to the side and rear elevations, radiator, vinyl floor covering and coved ceiling.



OUTSIDE



The property occupies a plot with a good-sized frontage, screened from the road by an established privet hedge providing a pleasant degree of privacy. A paved driveway and adjoining gravelled hardstanding area offer ample off-road parking for multiple vehicles.

A timber side entrance gate provides access to a pathway extending along the side of the house to the rear garden. The externally positioned Grant oil-fired central heating boiler is located to the side of the property.

The enclosed rear garden provides a pleasant outdoor space, with a spacious gravelled terrace offering ample room for garden furniture and outdoor dining. Beyond the terrace, the garden is principally laid to lawn, providing a practical area for family use and recreation.

A useful brick-built garden store provides additional storage facilities, whilst a covered storm porch adjoining the rear of the house offers sheltered access from the kitchen.



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 & Sherwood District Council Tax Band B.



TENURE

The property is freehold.

SERVICES

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

POSSESSION

Vacant possession will be given on completion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



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