



Weaver Cottage, Palmer Road, Sutton-on-Trent, Newark

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OLIVER REILLY 







# Weaver Cottage, Palmer Road, Sutton-on-Trent

- CHARMING LINK-DETACHED BUNGALOW
- LOVELY & WELL-SERVED VILLAGE LOCATION
- TWO RECEPTION ROOMS
- DETACHED GARAGE & MULTI-VEHICLE DRIVEWAY
- EASE OF ACCESS ONTO A1 CORRIDOR
- TWO DOUBLE BEDROOMS
- ATTRACTIVE COTTAGE-STYLE HOME
- SUPERB BREAKFAST KITCHEN & MODERN BATHROOM
- BRIGHT, BEAUTIFUL & WELL-APPOINTED SOUTH-FACING GARDEN
- IMPECCABLE CONDITION! Tenure: Freehold. EPC 'E'

AN ELEGANT, COSY, COTTAGE-STYLE BUNGALOW!  
Welcome to Weaver Cottage!... a charming character-filled home, thoughtfully designed with contemporary living in mind!

This handsome home is a huge credit to the existing owners, who have ensured TURN-KEY PERFECTION, set in the heart of a hugely popular & well-served village. Easily connected to links onto the A1 corridor.

You'll fail to find anything out of place here!.. This OUTSTANDING ONE-OF-A-KIND residence holds a meticulous finish and DECEPTIVE INTERNAL SPACE that allows wonderful living flexibility- With comfort at the full front of your mind!

The BRIGHT & AIRY accommodation comprises: Entrance hall with useful fitted storage cupboards, a WONDERFUL OPEN-PLAN DINING KITCHEN, a SYMPATHETICALLY STUNNING CONTEMPORARY BATHROOM, a warm and welcoming lounge with feature fireplace and inset LOG BURNER. Leading through to a separate dining room, an inner hallway and TWO DOUBLE BEDROOMS. The master bedroom is enhanced with FITTED WARDROBES.

As we head outside, you'll FALL HEAD OVER HEELS... For the GORGEOUS SOUTH-FACING REAR GARDEN. Having been beautifully landscaped, brimming with a colourful identity, enhanced by a VAST DEGREE OF PRIVACY! Leaving you in a tranquil world of your own. There are a variety of secluded seating areas, a covered seating veranda, from the dining kitchen and access into a DETACHED SINGLE GARAGE. The well-tended front garden also welcomes a MULTI-VEHICLE DRIVEWAY.

Further benefits of this IMPRESSIVE & INDIVIDUAL abode include uPVC double glazing and oil fired central heating.

TAKE YOUR CHANCE and step inside somewhere special. A home that truly STANDS OUT FROM THE CROWD! Showcasing a PERFECT BALANCE OF PRACTICALITY AND CHARM!!!

Asking Price: £250,000



|                                                                       |                             |
|-----------------------------------------------------------------------|-----------------------------|
| ENTRANCE HALL:                                                        | 7'6 x 2'10 (2.29m x 0.86m)  |
| CONTEMPORARY BREAKFAST KITCHEN:                                       | 13'4 x 10'7 (4.06m x 3.23m) |
| SUPERB CONTEMPORARY BATHROOM:                                         | 8'9 x 7'2 (2.67m x 2.18m)   |
| LOUNGE:                                                               | 13'5 x 9'6 (4.09m x 2.90m)  |
| DINING ROOM:                                                          | 10'9 x 7'8 (3.28m x 2.34m)  |
| INNER HALL:                                                           | 5'9 x 2'9 (1.75m x 0.84m)   |
| MASTER BEDROOM:                                                       | 10'2 x 9'10 (3.10m x 3.00m) |
| BEDROOM TWO:                                                          | 11'1 x 10'4 (3.38m x 3.15m) |
| DETACHED SINGLE GARAGE:                                               | 18'6 x 8'4 (5.64m x 2.54m)  |
| Of concrete sectional construction, accessed via wooden double doors. |                             |

**EXTERNALLY:**  
This picture-perfect link-detached bungalow oozes character from the outset and enjoys a peaceful residential position, in a desirable village, filled with amenities and great access onto the A1 corridor.  
The front aspect is greeted with an EXTENSIVE MULTI-CAR DRIVEWAY. Suitable for a variety of vehicles. The well-maintained front garden is laid to lawn, hosting mature planted borders, high-level hedged front and side boundaries. Access to the front entrance door with an external wall light. The right side aspect provides a right of access via a concrete pathway, to a secure side personal gate, opening into the LOVELY, LANDSCAPED & SOUTH-FACING REAR GARDEN. Promising a magnificent external escape, full of seclusion from every angle. There is a large oval paved seating area, that cleverly breaks up the design of the garden space, interlinked with BRIGHT & BEAUTIFUL planted borders. There are a variety of further private seating area, including a covered outdoor entertainment veranda, also accessed via the uPVC double glazed rear door, from the dining kitchen. The left corner of the garden is laid to artificial lawn and creates an ideal BBQ/ seating area, with access to the oil tank. There is also access to the DETACHED SINGLE GARAGE, with concrete hard-standing and secure wooden double gates to the right side aspect. There are fully fenced side and rear boundaries, all enhancing the privacy aspect further!

**Approximate Size: 692 Square Ft.**  
Measurements are approximate and for guidance only.







#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'E' (43)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities:

The highly desirable village of Sutton-On-Trent is located approximately 8 miles north of Newark-On-Trent. The village provides a host of excellent amenities including a Co-op, butchers, The Lord Nelson public house, doctors surgery, popular primary school, local hairdressers and a regular bus service. There is ease of access onto the A1 North and South bound, along with being easily accessible into Retford and surrounding villages.

#### Viewing Arrangements:

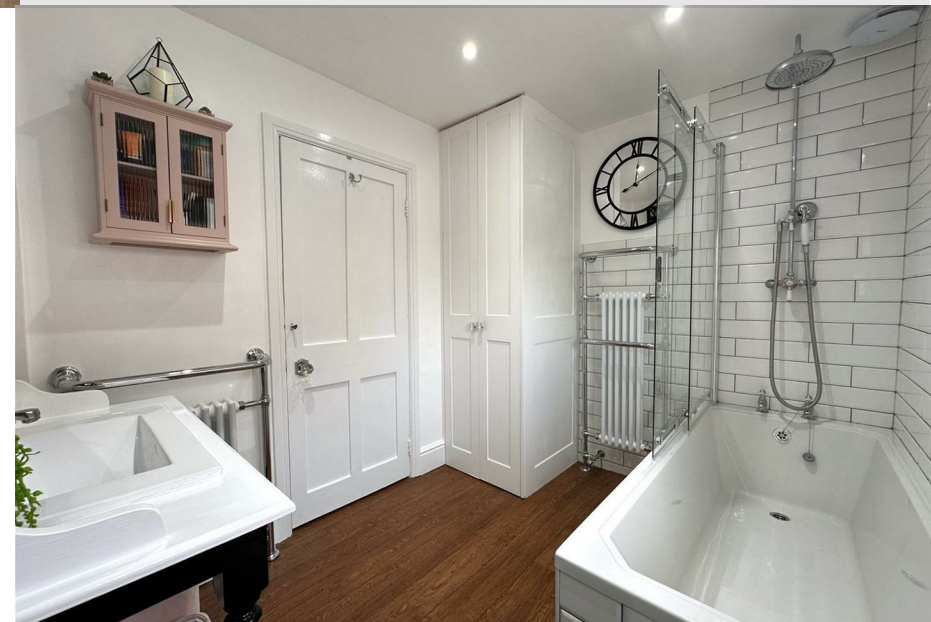
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

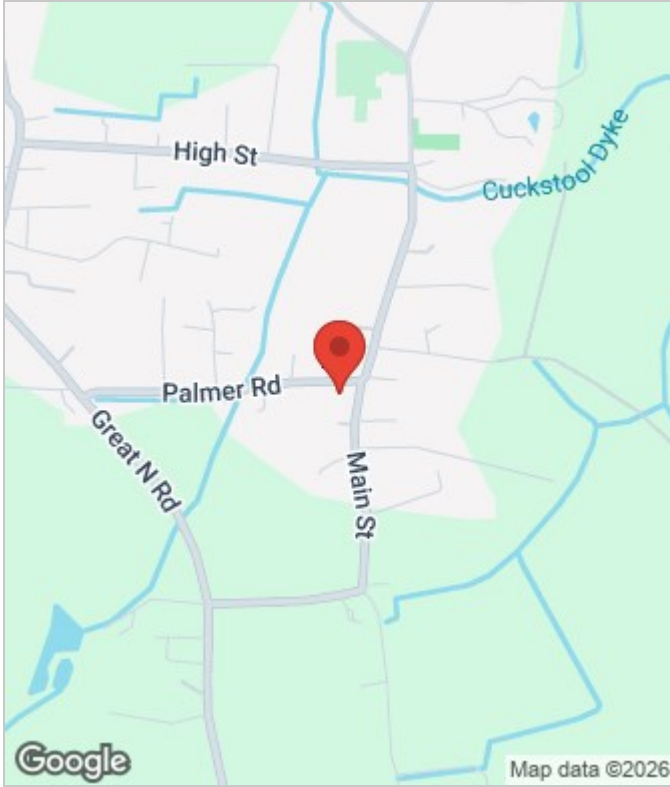
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.











Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>83</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>43</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |