



**Innisfree Main Street, Sutton-On-Trent,
Newark, NG23 6PF**

£320,000
Tel: 01636 611 811

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

A rare opportunity to acquire a detached two-bedroom bungalow occupying a generous established plot within the heart of the highly regarded village of Sutton-on-Trent. Set well back behind deep front gardens and well screened from Main Street, the property enjoys a pleasant degree of privacy whilst remaining within comfortable walking distance of the village's excellent range of amenities.

The bungalow offers well-proportioned and versatile living accommodation benefiting from uPVC double-glazed windows and an oil-fired central heating system. The accommodation comprises a welcoming entrance hallway, a spacious 19ft lounge, an open-plan dining kitchen fitted with a range of Shaker-style units incorporating ample work surfaces and space for a dining table, together with uPVC double-glazed French doors opening onto the rear garden. A uPVC double-glazed conservatory provides an additional reception area and also enjoys French doors opening onto the garden.

There are two generous double bedrooms together with a beautifully refitted bathroom appointed with a contemporary white suite, high-quality designer tiling and a spacious walk-in double shower. To the rear of the property, a useful porch provides access to integral outbuildings incorporating a WC and boiler room housing the oil-fired central heating boiler, together with a personal door leading directly into the single garage.

The bungalow has been well maintained and is presented in good order throughout, whilst offering purchasers the opportunity to undertake cosmetic improvements to suit their own tastes and requirements. Bungalows occupying such established plots in this central village location rarely become available, making this an excellent opportunity for those looking to downsize without compromise or purchasers seeking the convenience of single-storey living within one of the area's most sought-after villages.

Sutton-on-Trent is a thriving and well-served village situated approximately eight miles north of Newark-on-Trent and conveniently positioned for commuting to Nottingham, Lincoln, Retford and Doncaster. The village enjoys excellent road links via the nearby A1, whilst Newark North Gate

station offers direct rail services to London King's Cross in approximately 75 minutes.

The village provides an excellent range of everyday amenities including a Co-op convenience store, Butchers Brew coffee shop, medical centre, library, hair salons, public house and restaurant, together with a highly regarded primary school and nursery. Regular bus services connect Sutton-on-Trent with Newark, Retford and neighbouring villages.

Surrounded by attractive Nottinghamshire countryside, the area offers an abundance of public footpaths, bridleways and quiet country lanes, making it particularly appealing to those who enjoy walking, cycling and outdoor pursuits.

Sutton-on-Trent Primary and Nursery School is rated Good by Ofsted, whilst secondary education is available at Tuxford Academy, which also holds a Good Ofsted rating and enjoys a strong reputation throughout the area.

This detached bungalow is constructed of brick under a concrete tiled roof. There are replacement uPVC double glazed windows. The central heating system is oil fired. The living accommodation can be described in more detail as follows:

STORM PORCH

Terrazzo tiled floor, composite double glazed front entrance door leading to:

ENTRANCE HALL

15'7 x 4'11 (4.75m x 1.50m)

Built in cloaks cupboard with store cupboard over. Airing cupboard housing hot water cylinder. Wood block floor, radiator.

LOUNGE

19'5 x 12'11 (5.92m x 3.94m)



UPVC double glazed window to the front, radiator. Brick fireplace with open grate, slate hearth and mantle shelf, electric fire.



DINING KITCHEN

19'4 x 11'5 (5.89m x 3.48m)



UPVC double glazed window to rear elevation and a set of French doors giving access to the rear garden. Radiator, space for a dining table. Wood framed glazed door to side elevation, coved ceiling. Modern shaker design kitchen units comprise base cupboards and drawers, wood block working surfaces over. Inset stainless steel sink and drainer. Matching eye level wall mounted cupboards, tall larder cupboard with pull out shelving. Built in fridge freezer, plumbing and space for automatic washing machine. Fully tiled walls in kitchen area.



BEDROOM ONE

14'6 x 13'11 (4.42m x 4.24m)



UPVC double glazed window to front elevation, radiator. Range of fitted wardrobes including two double wardrobes, single wardrobe and a cupboard.

BEDROOM TWO

12' x 10'5 (3.66m x 3.18m)



UPVC double glazed window to rear elevation. Radiator, coved ceiling.

SHOWER ROOM

7'6 x 5'6 (2.29m x 1.68m)



The bathroom has been refurbished and refitted with a modern suite and new tiling in recent years. There are fully tiled walls and floor with designer tiling. There is electric under floor heating. The modern white suite comprises pedestal wash hand basin, a Vitra V-care low suite WC which incorporates washer jet, remotely operated auto seat which is heated, walk in shower with low threshold composite tray, designer wall tiling to splashbacks. Glass screen and flipper door, AKW wall mounted electric shower.

SIDE ENTRANCE LOBBY

Ceramic tile flooring, wood framed single glazed door giving access to conservatory.

WC

With low suite WC.

BOILER ROOM

Worcester oil fired central heating boiler, personal door giving access to single garage.

CONSERVATORY

11'1 x 5'10 (3.38m x 1.78m)

UPVC double glazed conservatory with polycarbonate roof.

French doors give access to rear garden, ceramic tiled floor covering.

OUTSIDE



SINGLE GARAGE

17' x 8'4 (5.18m x 2.54m)

Plumbing for automatic washing machine, up and over door with Garamatic electric lifter, power and light connected with double power point and strip light. Electric consumer unit.

THE GARDENS



The property occupies a generous sized plot well positioned in the centre of this well served village location. The bungalow is set well back behind deep front gardens which are well screened from Main Street creating a secluded front garden. There is a pull in leading to centre opening wrought iron gates and a private block paved driveway with off road parking for one vehicle and also allowing access to the single garage.

The front gardens are laid to lawn with well stocked borders planted with trees and shrubs. There is a conifer hedge to the side, a concrete pathway gives access to the storm porch and front entrance door. A share of the concrete pathway to the side of the bungalow gives access to a wrought iron gate and the private rear gardens. The enclosed L-shaped rear garden enjoys a good degree of privacy and a pleasant established setting. Immediately to the rear of the bungalow is a paved patio terrace providing an ideal seating and entertaining area with the remainder of the garden predominately laid to lawn.

Towards the rear of the plot is a gravelled terrace offering a further seating area surrounded by a variety of mature trees and shrubs including conifer, laurel and holly which combined with close boarded timber fencing provides

excellent screening and privacy. Practical features include a 500 litre oil storage tank, a gravelled service area with concrete pathway and two timber built garden sheds providing useful external storage.



PLOT SIZE

0.172 acres, map provided for identification purposes.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in Sutton 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.

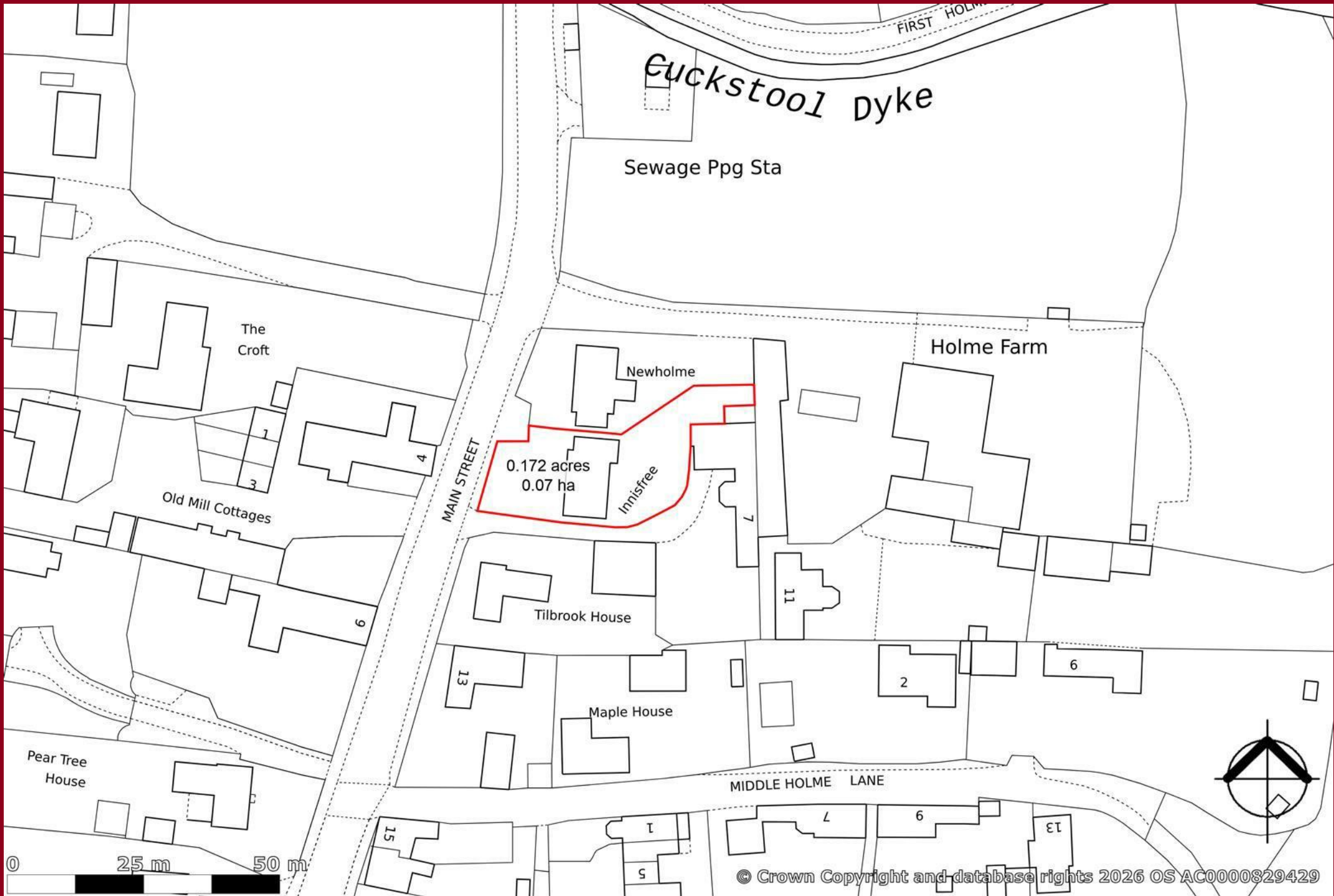
MORTGAGE

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.





Guckstool Dyke

Sewage Ppg Sta

The Croft

Holme Farm

Newholme

0.172 acres
0.07 ha

Innisfree

Old Mill Cottages

MAIN STREET

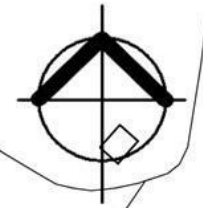
Tilbrook House

Maple House

MIDDLE HOLME LANE

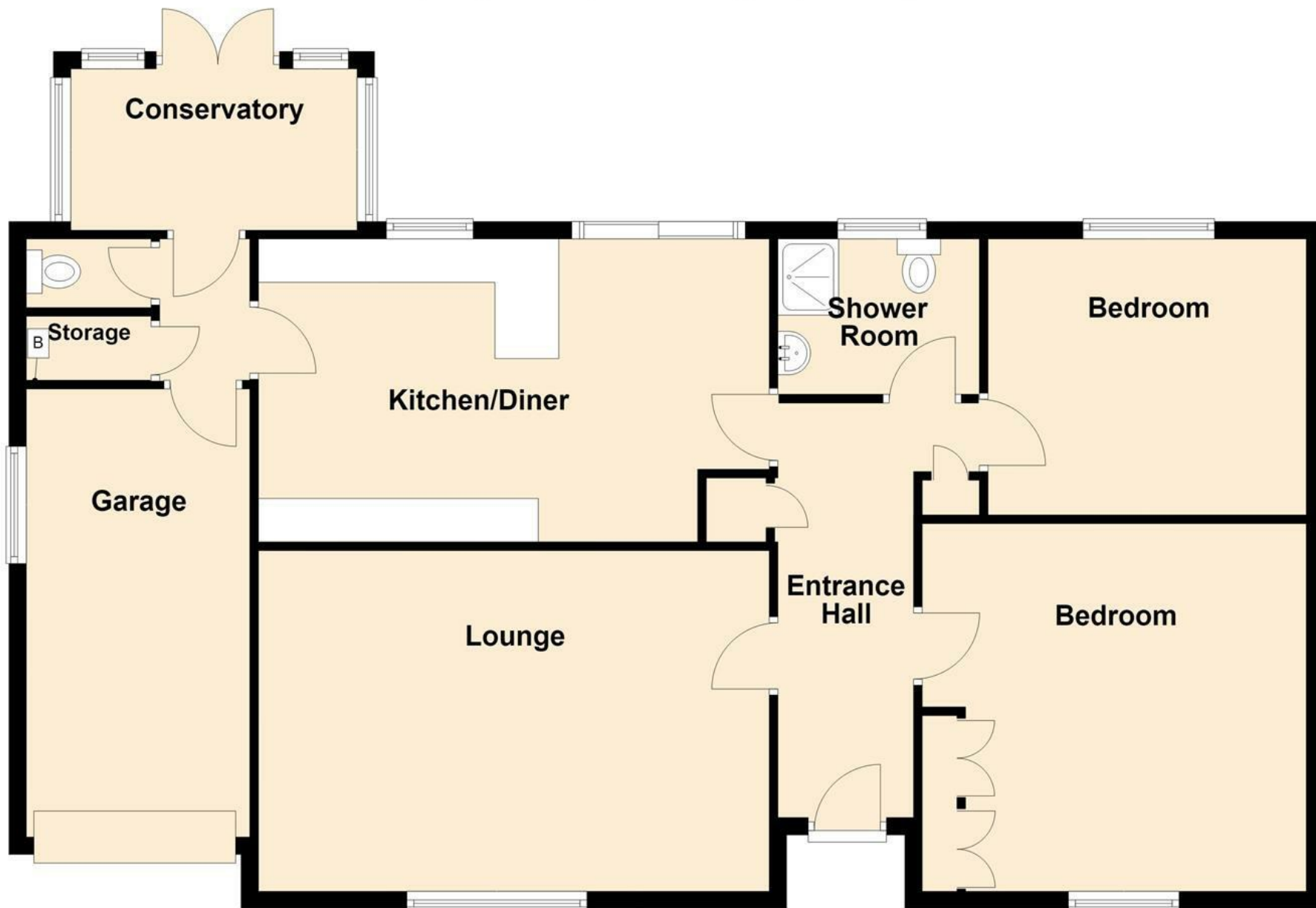
Pear Tree House

0 25 m 50 m



Floor Plan

Approx. 89.3 sq. metres (960.8 sq. feet)
(excluding unnamed room, unnamed room, Garage, Storage, Conservatory)



Total area: approx. 89.3 sq. metres (960.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(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 611 811



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