

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

No Chain £175,000

Tel: 01636 611 811

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A well-presented three-bedroom semi-detached house occupying a pleasant corner plot in the popular village of Sutton-on-Trent. Built circa 1990, the property offers comfortable and practical living accommodation, making it an ideal first-time purchase or family home. Benefits include oil-fired central heating, UPVC double-glazed windows, ample off-road parking for up to three vehicles and an attractive enclosed rear garden.

The accommodation comprises an entrance hall, a spacious 14ft 8in dining kitchen fitted with modern Shaker-style units and integrated appliances, and a comfortable living room with an open-plan staircase leading to the first floor. The first floor provides three bedrooms and a family bathroom.

Sutton-on-Trent is a well-regarded village situated approximately eight miles north of Newark, surrounded by attractive Nottinghamshire countryside. The village offers a good range of local amenities, including a Co-op convenience store, primary school, Butcher's Brew coffee shop, two hairdressing salons and the popular Lord Nelson public house. There are numerous public footpaths, bridleways and quiet country lanes in the surrounding area, ideal for those who enjoy walking, cycling and outdoor pursuits.

The village is conveniently situated for access to Newark, Retford and the A1, making it an excellent location for commuters. Secondary schooling is available at the well-regarded Tuxford Academy, rated good by Ofsted. Newark Northgate railway station provides regular services to London King's Cross, with journey times from approximately 75 minutes.

The property is constructed of brick beneath a tiled roof covering and benefits from oil-fired central heating, served by a Camray 2 boiler located in the kitchen, together with UPVC double-glazed windows.

CANOPY STORM PORCH



With UPVC double-glazed side entrance door leading to:

ENTRANCE HALL

With laminate floor covering and access to the dining kitchen.

DINING KITCHEN

14'8 x 11'9 (4.47m x 3.58m)



A spacious dining kitchen fitted with a modern range of Shaker-style units comprising base cupboards and drawers, wall-mounted cupboards and tall storage units, complemented by working surfaces and tiled splashbacks. Fitted appliances include a Smeg electric oven, Beko ceramic hob and Neff fridge freezer. Composite sink and drainer with mixer tap, space for a dining table, ceramic tiled floor covering and radiator. Camray 2 oil-fired central heating boiler. UPVC double-glazed windows to the rear and side elevations and UPVC double-glazed rear entrance door providing access to the garden.



LIVING ROOM
14'8 x 11'9 (4.47m x 3.58m)



A comfortable and spacious living room featuring an oriel-style UPVC double-glazed window to the front elevation and a further UPVC double-glazed window to the side, providing good natural light. Laminate floor covering, television point and open-plan staircase leading to the first floor.

FIRST FLOOR

LANDING
7'3 x 5'9 (2.21m x 1.75m)
With access to the roof space via a loft hatch and ladder.

BEDROOM ONE
11'5 x 9'6 (3.48m x 2.90m)



With UPVC double-glazed window to the front elevation, radiator and fitted double wardrobe.

BEDROOM TWO
8' x 7'5 (2.44m x 2.26m)



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

BEDROOM THREE
8'7 x 7'4 (2.62m x 2.24m)



With UPVC double-glazed window to the side elevation.

BATHROOM
8'2 x 4'7 (2.49m x 1.40m)



Fitted with a white suite comprising panelled bath with wall-mounted shower over, pedestal-style wash hand basin with vanity cupboard below and low-level WC. Tiling to splashbacks, radiator, extractor fan and UPVC double-glazed window to the rear elevation.

OUTSIDE



The property occupies a pleasant corner plot with a brick-built boundary wall to the front. A pair of centrally opening wooden gates provides access to a tarmacadam driveway offering off-road parking for up to three vehicles.

There is a forecourt area to the front of the house, with concrete pathways extending along the side of the property to the entrance door and canopy storm porch. An oil storage tank is also situated to the side.

A wooden picket fence and gate provide access to the enclosed rear garden, which is predominantly laid to lawn with slate-covered areas, creating an attractive and relatively low-maintenance outdoor space.

Close-boarded wooden fencing provides enclosure to the boundaries. There is an outside water tap and a concrete pathway leading to the rear entrance door.
The property represents an excellent opportunity to purchase a well-presented three-bedroom home in an established residential area of this popular and conveniently located village.







TENURE
The property is freehold.

SERVICES
Mains water, electricity, and drainage are connected to the property. Heating is oil fired.

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.

VIEWING
Strictly by appointment with the selling agents.

COUNCIL TAX
This property comes under Newark & Sherwood Council Tax Band B.



GROUND FLOOR **FIRST FLOOR**

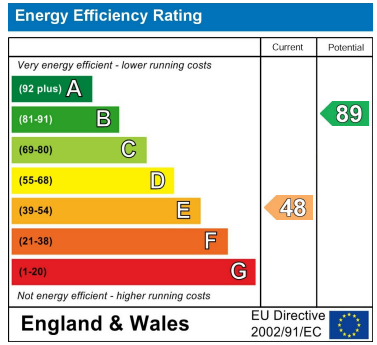
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

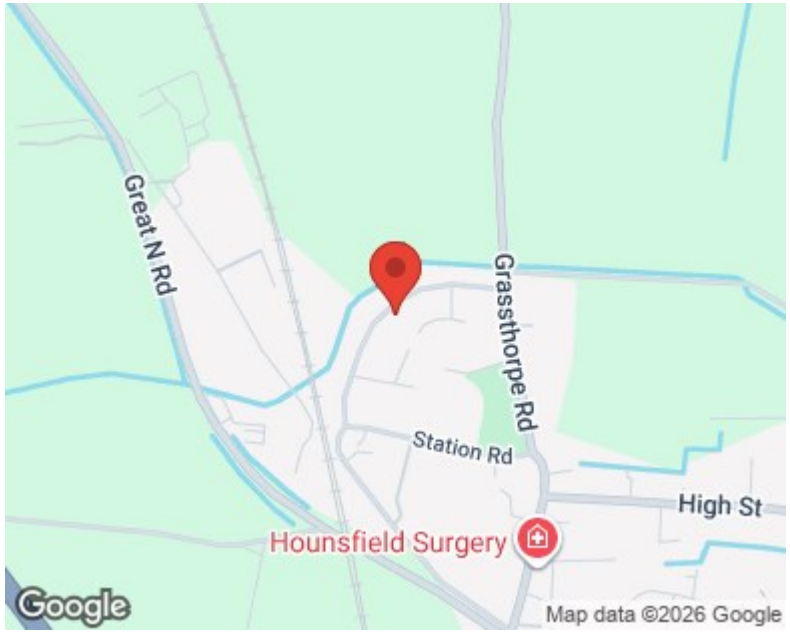
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

RICHARD WATKINSON PARTNERS







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers