



Palmer Road, Sutton-On-Trent
Guide Price £290,000 to £300,000



Palmer Road

Sutton-On-Trent, Newark

MARKETED WITH NO CHAIN Nestled in a pleasant position within the highly sought-after village of Sutton-on-Trent, this charming semi-detached home enjoys open views to the front, ample off-street parking and a beautifully maintained, generous rear garden. Ideally situated for easy access to the A1 and a range of local amenities, the property offers an appealing blend of character, comfort and convenience.

The well-presented accommodation comprises: welcoming entrance hallway, leading to an attractive bay-fronted lounge featuring a cosy open fireplace, spacious dual-aspect dining room which provides an excellent space for both everyday living and entertaining, enhanced by a charming multi-fuel burning stove, quality fitted kitchen which is equipped with an electric oven, four-ring electric hob, integrated fridge and dishwasher, and is complemented by a practical utility room. To the first floor, a spacious landing leads to two generously proportioned double bedrooms and a stylish four-piece family bathroom. The main bedroom offers excellent versatility, with scope to be reconfigured to create an additional bedroom, subject to individual requirements.

Occupying a delightful plot, the property is set back from the road with a block-paved and gravelled driveway providing convenient off-street parking. A gravel pathway leads to the main entrance door, bordered by a variety of established plants and shrubs that add year-round colour and kerb appeal. The private rear garden is a particular feature of the home, offering an excellent degree of seclusion along with extensive paved seating and entertaining areas, two useful brick-built outbuildings, a generous lawn, raised planting beds and well-stocked borders. Further benefits include oil-fired central heating and UPVC double-glazed sash windows, excluding the bay window which is wooden sash windows.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

12' 3" x 3' 9" (3.73m x 1.14m)
maximum measurements

Lounge

14' 9" x 13' 0" (4.50m x 3.96m)
maximum measurements into bay window

Dining Room

14' 0" x 13' 10" (4.27m x 4.22m)

Kitchen

13' 3" x 10' 0" (4.04m x 3.05m)
maximum measurements

Utility Room

9' 0" x 4' 9" (2.74m x 1.45m)

Bedroom One

16' 6" x 12' 3" (5.03m x 3.73m)

Bedroom Two

14' 0" x 11' 0" (4.27m x 3.35m)

First Floor Bathroom

9' 11" x 7' 11" (3.02m x 2.41m)
maximum measurements



Agent's Note - Windows

The windows in the property are UPVC double glazed sash windows excluding the bay window which is wooden sash windows.

Agent's Note - Conservation Area

The property is in the conservation area of Sutton on Trent village.

Services

Oil fired central heating. Mains electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 1,157 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

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