



Crow Park Avenue, Sutton-on-Trent



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Guide Price £190,000 to £200,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Four Piece Bathroom Suite
- Lounge & Generous Conservatory
- Kitchen & Dining Room
- Private Enclosed Rear Garden
- Leased Solar Panels
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





Enjoying a pleasant position on the outskirts of the well-served village of Sutton-on-Trent, benefiting from a range of local amenities, along with ease of access onto the A1, lies this extended semi-detached home that boasts a generous plot with open views to the rear, three reception rooms, large detached garage/outbuilding and leased solar panels.

The property's accommodation comprises to the ground floor: entrance hallway, spacious lounge, separate dining room, generous conservatory with French doors to the rear garden and a kitchen with electric oven and electric hob. To the first floor, there are three bedrooms and a modernised four-piece bathroom suite that has underfloor heating.

Outside, the property is approached with a concrete and gravelled driveway that provides off street parking for at least two vehicles. The rear garden benefits from a wonderful degree of privacy with a useful large, detached garage/outbuilding that could be used for a variety of purposes. The garden is mainly laid to lawn with a delightful paved entertaining area, perfect for those summer nights, with further gravelled areas. Other features of this home include the leased solar panels, oil fired central heating and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 33'4" x 20'6" (10.2m x 6.2m)

Lounge 47'4" x 37'9" (14.4m x 11.5m)
maximum measurements

Dining Room 34'5" x 31'5" (10.5m x 9.6m)

Conservatory 39'11" x 32'7" (12.2m x 9.9m)

Kitchen 36'11" x 32'10" (11.3m x 10m)
maximum measurements

First Floor Landing

Bedroom One 39'11" x 39'1" (12.2m x 11.9m)
maximum measurements

Bedroom Two 39'1" x 31'2" (11.9m x 9.5m)

Bedroom Three 28'8" x 28'2" (8.7m x 8.6m)
maximum measurements

Bathroom 28'8" x 17'9" (8.7m x 5.4m)

Garage/Outbuilding 51'11" x 45'11" (15.8m x 14m)





Agent's Note - Solar Panels

The property benefits from Solar Panels which are leased from 'A Shade Greener' the lease term is for 25 years and expires in December 2036. The Vendors benefit from free electricity as it is generated, any surplus electricity is transferred to A Shade Greener. Please contact the office for further details.

Services

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

Sutton-on-Trent

Situated 8 miles north of Newark, 10 miles south of Retford and with easy access to the A1. Sutton on Trent is a designated conservation village and benefits from an array of amenities including Co-op store, butchers, delicatessen, The Lord Nelson public house, hairdressers, doctor's surgery and Sutton on Trent Primary School.

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.

Interactive Property Report

FURTHER MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



Anti-Money Laundering Regulations

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

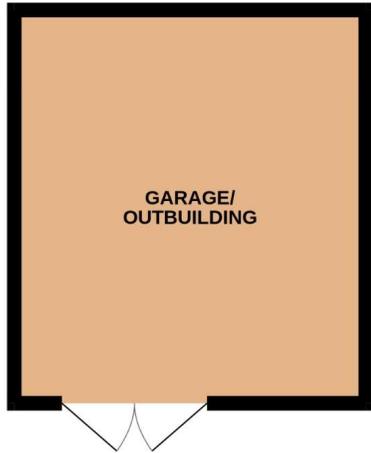
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

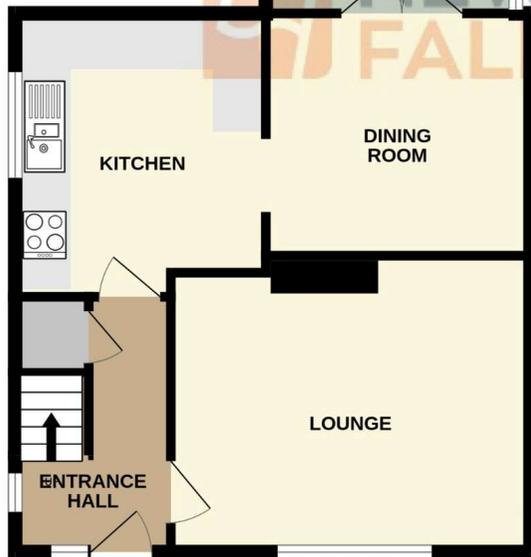
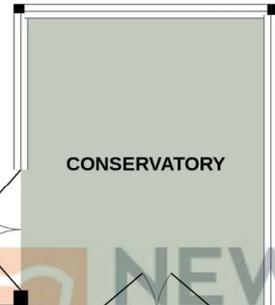
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.







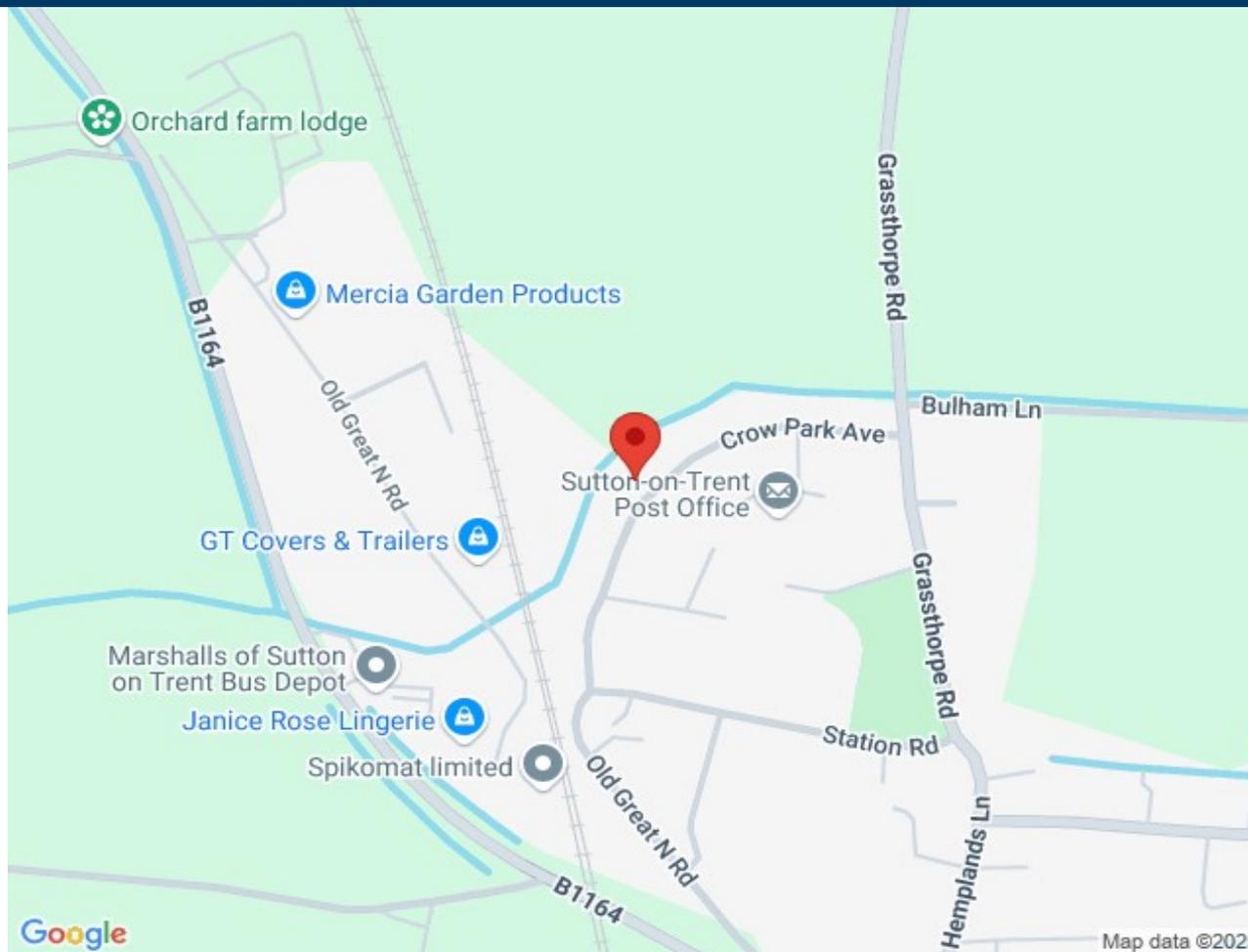
GROUND FLOOR



1ST FLOOR



NEWTON
FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

