



**3A Willow Holt, Sutton-On-Trent, Newark,
NG23 6QT**

GUIDE PRICE £500,000 - £525,000

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*** Guide Price £500,000-£525,000 *** Willow Holt is an individually designed detached four bedroom family home constructed in 2006 to an attractive cottage-style design, occupying a private enclosed plot within a small cul-de-sac setting in the highly regarded village of Sutton-on-Trent.

Since purchasing the property in 2018, the current owner has undertaken a number of carefully considered improvements, including the installation of new timber entrance gates, refurbishment of the ground floor cloakroom and family bathroom to a high standard, the addition of bespoke fitted bedroom furniture to the principal bedroom, and extensive landscaping works to the gardens. The result is a beautifully presented home offering spacious and versatile accommodation ideally suited to modern family living.

The accommodation is served by oil-fired central heating and uPVC double glazing throughout and briefly comprises an entrance hall, dining hall with oak flooring and staircase rising to the first floor, lounge featuring a country kiln log-burning stove, impressive living dining kitchen with French doors opening onto the rear garden, study, utility room and cloakroom. To the first floor, the principal bedroom benefits from bespoke fitted wardrobes and en-suite shower room, whilst a second bedroom also enjoys en-suite facilities. There are two further bedrooms and a stylishly refitted family bathroom.

Outside, timber entrance gates open onto a private gravelled driveway providing ample off-road parking and access to the detached double garage. The enclosed rear garden enjoys an excellent degree of privacy and has been attractively re-landscaped to include new lawned and gravelled areas, a paved terrace ideal for outdoor entertaining and a recently installed close-boarded timber fence to the rear boundary.

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.

The property is constructed of brick elevations under a tiled roof covering. The living accommodation is arranged over two levels and can be further described as follows:

GROUND FLOOR

ENTRANCE HALL

6'6 x 3'11 (1.98m x 1.19m)

Japanese oak front entrance door, engineered oak flooring, radiator, two double glazed windows.

WC

Refitted in 2022 with a high quality white suite comprising low suite WC, wash hand basin with gloss grey vanity unit under. The suite is complimented by new wall tiling to the splashbacks. UPVC double glazed window to the rear, engineered oak floor, extractor fan.



DINING HALL

17'9 x 12'9 (5.41m x 3.89m)

UPVC double glazed window to the front elevation, radiator, telephone point. Japanese oak staircase rising to the first floor.



LOUNGE

21'10 x 10'8 (6.65m x 3.25m)

Two radiators, uPVC double glazed window to the front elevation, uPVC double glazed French doors and windows to the rear. Oak fire surround, fireplace housing Country Kiln log burning stove. Riven slate hearth, television point and telephone point.



DINING KITCHEN

18'1" x 18'6" (5.52 x 5.64)

Two uPVC double glazed windows to the front elevation and a set of French doors giving access to the rear garden. With downlights, two radiators, telephone point, television point. The living and dining area have engineered oak flooring and the kitchen has good quality floor tiles. Range of fitted kitchen units comprise of base cupboards and drawers with a high quality Corian working surfaces above, inset stainless steel one and a half bowl sink and drainer, island unit with breakfast bar, wall mounted cupboards, under and over unit lighting. Appliances include electric cooking range, two built in fridges and a dishwasher.



STUDY

8'8 x 6'5 (2.64m x 1.96m)

With engineered oak flooring, radiator, uPVC double glazed window to the rear elevation, telephone point, television point.



UTILITY ROOM

8'8 x 7'2 (2.64m x 2.18m)

With uPVC double glazed rear entrance door, radiator. Wall mounted cupboards, working surfaces with inset stainless steel sink and drainer, Camray 5 oil fired central heating boiler. There is plumbing for an automatic washing machine, space for a dryer. Engineered oak flooring.



FIRST FLOOR

LANDING

BEDROOM ONE

14' x 13'7 (4.27m x 4.14m)

(plus 10'6 x 4'3)

UPVC double glazed window to the rear elevation, ceiling light and fan, radiator, telephone point, television point. Range of new high quality bespoke fitted wardrobes and cupboards including two double wardrobes with hanging rails, four storage cupboards and storage box fitted behind the bed head.



EN-SUITE SHOWER ROOM

7'8 x 7' (2.34m x 2.13m)

UPVC double glazed window to the front elevation, natural stone tiled flooring with electric underfloor heating. Fully tiled walls with Travertine stone borders, extractor fan. The white suite comprises wash hand basin with vanity cupboard and drawers below, low suite WC and a walk in shower cubicle with Travertine tiled floor and drain, Aqua Lisa shower over, glass shower screen and door.



BEDROOM TWO

12'4 x 10'8 (3.76m x 3.25m)

With radiator, uPVC double glazed window to rear elevation, television point, telephone point.



EN-SUITE SHOWER ROOM

6'9 x 3'6 (2.06m x 1.07m)

(plus 3'9 x 2'7)

Travertine tiled floor, white suite comprising a pedestal wash hand basin, low suite WC, corner shower enclosure with glass screen door, Trevi shower and tiled walls. Radiator, uPVC double glazed window to the rear elevation, extractor fan, dowlights.



BEDROOM THREE

15'8 x 10'8 (4.78m x 3.25m)

With radiator, uPVC double glazed window to front elevation, Velux roof lights, television point, telephone point.



BEDROOM FOUR

9'8 x 8'7 (2.95m x 2.62m)

With uPVC double glazed window to the front elevation, television point, telephone point, radiator.



FAMILY BATHROOM

9'1 x 8'5 (2.77m x 2.57m)

The bathroom has been refitted to a high standard with a new suite including RAK ceramics, low suite WC, wash hand basin with gloss taupe vanity unit with drawers under. The original bath remains with a new panel fitted, new double shower with glass screen and door complimented by retiled splashback. wall mounted Trevi shower over. Attractive Travertine tiled floor, uPVC double glazed window to the rear, heated chrome towel radiator, part tiled walls.



OUTSIDE

The property is approached from Willow Holt and accessed via a private gravelled driveway leading to a set of new timber centre opening gates which open to an enclosed driveway and front garden. There is a large bin store, oil storage tank, off road car standing for up to six vehicles, paved path and ramped access to front door, also an outside tap at the front of the property. Gravelled terrace to the front of the house. Recent landscaping includes a new lawn on the west side of the plot and gravelled area to the east side. A wooden gate and pathway along the side of the house gives access to the secluded rear garden. The garden is laid out with paved path and patio connecting to the rear of the house. Recent landscaping includes a new paved patio terrace, gravelled area and pond at the rear of the garden, new close boarded wooden fence along the rear boundary. The garden also benefits from several timber edged raised beds well stocked with flowers and shrubs. The garden enjoys a good degree of privacy, there is an outside tap.



DOUBLE GARAGE

15'9 x 16'7 (4.80m x 5.05m)

Detached brick built garage with a tiled roof, electric up and over door, power and light connected, loft storage space.





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 with a Camray 5 oil fired central heating boiler located in the utility room.

TENURE

The property is freehold.

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 E.

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	76
England & Wales	EU Directive 2002/91/EC	



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