



North Road, Sutton-On-Trent
Asking Price £685,000



North Road

Sutton-On-Trent, Newark

MORE THAN MEETS THE EYE! This magnificent individual home has been significantly yet tastefully extended (architect designed) to create a marvellous contemporary family home, boasting flexible accommodation to suit a variety of needs and represents a home ready to move straight into.

Enjoying a superb private plot, measuring approximately 0.83 acre (subject to survey), this home benefits from an electric gated driveway with a range of outbuildings to include a large, detached garage with useful room above.

The property's modernised accommodation comprises to the ground floor: inviting entrance hall which runs the full length of the property and has designed to be flooded with light with three skylights, this space opens through to the gorgeous vaulted garden room with full height windows, French doors to the rear garden and a feature log burning stove, dining kitchen which has granite work surfaces, sliding doors to both the side garden and conservatory, and has appliances to include a range cooker with five ring gas hob and electric ovens, dishwasher and American style fridge freezer, large conservatory with French doors opening to the patio, and back from the entrance hall there is a generous vaulted utility room, and main bedroom with ensuite shower room.

From the dining kitchen, there is an inner hall which gives access to a bay fronted lounge with French doors to the side garden and feature log burning stove, home office/bedroom six, shower room and a bay fronted bedroom that has a walk-in wardrobe and four-piece ensuite bathroom.

To the first floor, there is a family bathroom suite and three useful bedroom spaces, one of which has fitted wardrobes and an ensuite WC.





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Outside, this wonderful home is approached with an electric gated entrance which opens through to a block paved driveway with a turning circle allowing for ample off-street parking opportunities.

The property enjoys a generous frontage with an established centre garden, and gives access to a detached workshop, that has power and lighting connected, and a fabulous, detached garage that has two electric garage doors, power and lighting, and stairs rising to a useful versatile room that could easily provide scope for an external office or annexe potential. To the right-hand side of the property, there is access that leads down to a further detached garage.

The rear garden boasts an impressive patio area that enjoys views across the mature garden, with a variety of established trees and shrubs, and a feature central pond. The garden gives a real sense of seclusion and privacy, and only upon viewing will truly be able to appreciate. Other features of this home include oil fired central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and 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.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

Entrance Hall

14' 2" x 6' 6" (4.32m x 1.98m)

majority measurements

Garden Room

27' 9" x 17' 1" (8.46m x 5.21m)

maximum measurements

Dining Kitchen

23' 10" x 11' 10" (7.26m x 3.61m)

Conservatory

18' 10" x 16' 3" (5.74m x 4.95m)

maximum measurements

Lounge

25' 11" x 13' 9" (7.90m x 4.19m)

maximum measurements into bay window

Home Office/Bedroom Six

10' 5" x 8' 0" (3.17m x 2.44m)

Utility Room

17' 9" x 5' 8" (5.41m x 1.73m)

Inner Hall

23' 1" x 7' 4" (7.04m x 2.23m)

Bedroom One

23' 1" x 17' 7" (7.04m x 5.36m)

maximum measurements

Ensuite Shower Room

8' 5" x 7' 8" (2.56m x 2.34m)

Bedroom Two

13' 8" x 13' 8" (4.17m x 4.17m)

maximum measurements into bay window

Ensuite Bathroom

11' 7" x 10' 1" (3.53m x 3.07m)

Walk In Wardrobe

11' 11" x 3' 11" (3.63m x 1.19m)





Shower Room

10' 4" x 7' 9" (3.15m x 2.36m)
maximum measurements

Bedroom Three

12' 5" x 11' 10" (3.79m x 3.61m)
maximum measurements

Ensuite WC

5' 8" x 4' 4" (1.73m x 1.32m)

Bedroom Four

12' 3" x 11' 5" (3.73m x 3.48m)
majority measurements

Bedroom Five

12' 9" x 7' 4" (3.89m x 2.23m)
majority measurements

Bathroom

8' 1" x 5' 8" (2.46m x 1.73m)
maximum measurements

Large Garage

27' 4" x 19' 7" (8.33m x 5.97m)

Hobby Room

23' 5" x 12' 0" (7.14m x 3.66m)

Workshop One

14' 10" x 9' 11" (4.52m x 3.02m)

Workshop Two

13' 9" x 9' 8" (4.19m x 2.95m)

Garage

16' 0" x 13' 6" (4.88m x 4.12m)



Services

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

Square Footage

The square footage for this property is approximately 4,708 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 to our conveyancing partner, we 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





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