



9 ROSE FARM DRIVE, SUTTON ON TRENT, NEWARK
PRICE GUIDE £300,000

BROWN & CO

9 ROSE FARM DRIVE, SUTTON ON TRENT, NEWARK, NOTTINGHAMSHIRE NG23 6PA

DESCRIPTION

A well presented detached four bedroom family home on a good sized corner plot. The property benefits from a lounge, dining room, plus modern kitchen. In addition, there is a utility room and en suite shower room to the master bedroom. Well stocked and established rear garden. Potential to extend (STP).

LOCATION

Sutton on Trent is a highly regarded village in this area, of character and particularly well served by a good range of local amenities. The village is ideally located for those wishing to commute on the A1 and access the wider motorway network. Nearby Newark has a direct rail service into London Kings Cross and air travel is accessible via international airports of Doncaster Sheffield and Nottingham East Midlands. Leisure amenities and educational facilities both state and independent are well catered for. The village has a primary school and is presently within the catchment for Tuxford Academy.

DIRECTIONS

Leave the A1 signposted Sutton on Trent and drop down onto the Great North Road (B1164). Proceed northwards towards the village taking the second right onto Palmer Road. Take the first left onto Rose Farm Drive and number 9 is in the left hand corner.

ACCOMMODATION

Covered entrance with external light, part glazed composite door to

ENTRANCE HALL stairs to first floor landing, tiled floor, electric radiator, doors to

CLOAKROOM front aspect double glazed window, white low level wc, vanity unit with inset sink and mixer tap and cupboard below, tiled splashback, tiled floor, chrome towel rail/radiator.

LOUNGE 12'6" x 11'5" (3.83m x 3.49m) excluding bay. Front aspect double glazed window, feature fireplace with pebble effect electric fire, raised hearth and matching inserts, engineered oak flooring, electric radiator, tv and telephone points, ornate cornicing and arch to



DINING ROOM 9'9" x 9'8" (3.02m x 3.00m) rear aspect double glazed French doors to the garden. Engineered oak flooring, electric radiator, door to kitchen.



KITCHEN 12'3" x 9'7" (3.76m x 2.97m) two rear aspect double glazed windows offering garden views. An extensive range of wood effect base and wall mounted cupboard and drawer units with concealed lighting to the wall cupboards. 1 ¼ sink drainer unit with mixer tap, integrated dishwasher, space for range style cooker, Stoves extractor canopy above. Ample working surfaces, part tiled walls, tiled floor, recessed lighting, return door to entrance hall and door to



UTILITY ROOM 7'8" x 7'8" (2.38m x 2.38m) rear aspect double glazed window, half glazed door to garden. Matching base cupboard and wall mounted cupboards. Space and plumbing for washing machine, working surface above. Part tiled walls, tiled floor, access to roof vid. Door to garage.



FIRST FLOOR LANDING access to roof void with ladder, doors to

BEDROOM ONE 10'9" x 9'5" (3.31m x 2.88m) measured to front of wardrobes. Front aspect double glazed windows, full length range of built in wardrobes with ample hanging and shelving. TV aerial lead, door to



EN SUITE SHOWER ROOM front aspect obscure double glazed window, corner tile enclosed shower cubicle with mains fed shower and glazed screen, white low level wc, vanity unit with inset sink and mixer tap, tiled splashback, slimline storage cupboards, tiled walls and flooring, chrome towel rail/radiator, recessed lighting.



BEDROOM TWO 10'9" x 9'9" (3.31m x 3.03m) rear aspect double glazed window with views to the garden, electric radiator.

BEDROOM THREE 9'9" x 6'9" (3.03m x 2.11m) rear aspect double glazed window with views to the garden, electric radiator.

BEDROOM FOUR 6'9" x 6'7" (2.09m x 2.03m) rear aspect double glazed window with views to the garden, electric radiator.

FAMILY BATHROOM front aspect obscure double glazed window, three piece white with paneled enclosed bath with mixer tap and hand held shower attachment, low level wc with concealed cistern, inset vanity unit with mixer tap and cupboard below and wall mounted cupboard above, tiled walls and flooring, chrome towel rail/radiator, recessed lighting.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

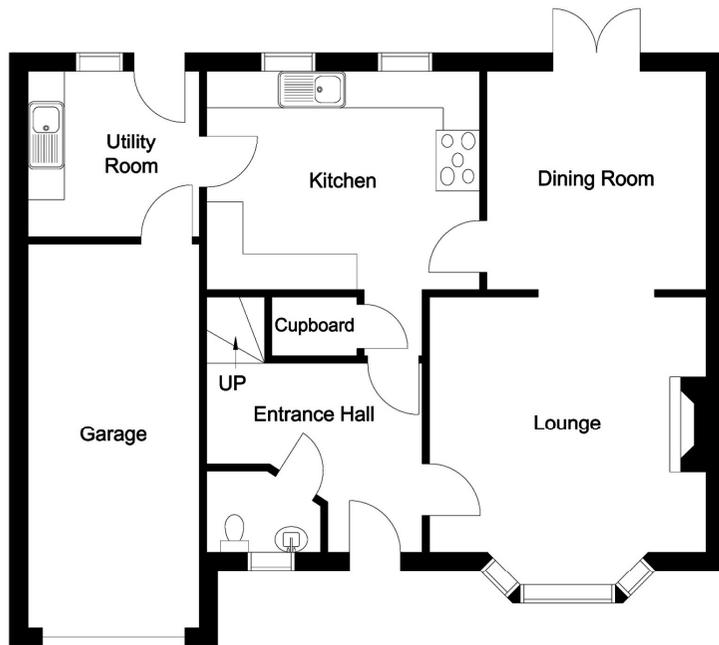
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

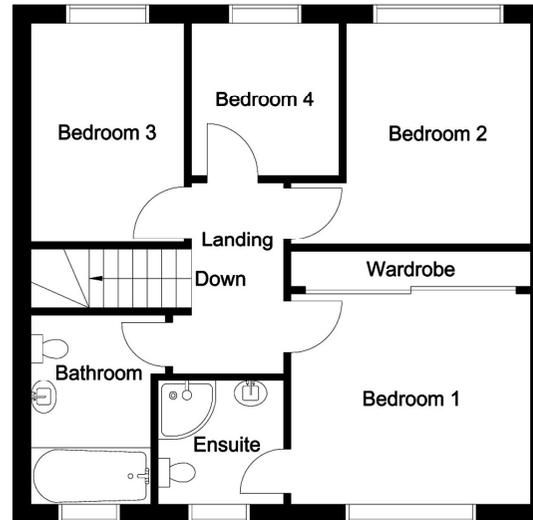
These particulars were prepared in June 2022.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
CP Property Services @2022



IMPORTANT NOTICES

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