



Floral Villas, Sutton-on-Trent, Newark

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 OLIVER REILLY







# Floral Villas, Sutton-on-Trent, Newark

- EXTENDED SEMI-DETACHED HOME
- SUBSTANTIAL & VERSATILE INTERNAL LAYOUT
- THREE RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- INTEGRAL DOUBLE GARAGE & MULTI-VEHICLE DRIVEWAY
- FOUR DOUBLE BEDROOMS
- POPULAR VILLAGE WITH AMENITIES
- SUPERB OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & TWO-ENSUITES
- LOVELY PRIVATE GARDEN WITH OUTBUILDINGS! Tenure: Freehold. EPC 'D'

SPACE, STYLE & SERENITY..IN ABUNDANCE!!

If you're searching for a perfect all round family-sized home...LOOK NO FURTHER! This highly deceptive home has everything you could want... AND MUCH MORE!

Enjoying an idyllic position, set back from the main road. Occupying a CAPTIVATING 0.12 OF AN ACRE PRIVATE PLOT and a vast degree of living space, almost reaching 2,000 square/ft.

The property is perfectly positioned in a highly renowned and extremely WELL-SERVED VILLAGE. Ensuring ease of access onto the A1, with links to Newark, Retford, Grantham and Lincoln.

SEEING REALLY IS BELIEVING inside this magnificent residence. Showcasing a VASTLY VERSATILE LAYOUT comprising: Entrance hall, a sizeable lounge with exposed feature fireplace and inset log burner, a multi-functional study, SUPERB OPEN-PLAN LIVING. DINING KITCHEN with two sets of French doors opening out to the garden. The kitchen space interlinks the remainder of the ground floor, with a separate sitting room with UNDER-FLOOR HEATING, a large utility room and ground floor W.C.

The BRIGHT AND AIRY first floor landing hosts FOUR DOUBLE BEDROOMS, a modern family bathroom and TWO EN-SUITES... What more could you need!?

Despite the substantial and extended living space, the property has not lost the charm of its BEAUTIFULLY PRIVATE PLOT. The front aspect is greeted with an EXTENSIVE BLOCK PAVED MULTI-VEHICLE DRIVEWAY. Giving access into an INTEGRAL DOUBLE GARAGE. Equipped with power, lighting, an electric roller door and potential to be utilised into further living accommodation, if required.

The expansive and well-maintained rear garden enjoys a delightfully secluded paved seating area, a DETACHED WORKSHOP/ STORE with lighting and an additional detached external store. Both of which could be used to satisfy of purposes.

Further benefits of this EXCELLENT contemporary home include uPVC double glazing and oil-fired central heating.

There is definitely MORE THAN MEETS THE EYE HERE! Step inside and see for yourself!



- ENTRANCE HALL:** 8'4 x 3'11 (2.54m x 1.19m)  
Accessed via a wooden side external door. Providing ceramic tiled flooring , a ceiling light fitting, single panel radiator, extensive fitted storage cupboard and a uPVC double glazed window to the front elevation. Access into the lounge. Max measurements provided up to fitted cupboard.
- LOUNGE:** 18'5 x 10'5 (5.61m x 3.18m)  
A well-proportioned reception room, providing oak laminate flooring, recessed ceiling spotlights, a double panel radiator, extensive fitted low-level storage cupboards. An additional fitted storage cupboard housing the electrical RCD consumer unit/electricity meter with wall mounted 'NEST' thermostat above. Carpeted stairs with handrail rise to the first floor. A complementary central feature fireplace provides exposed brickwork and an inset log burner with a raised stone hearth. Access into the OPEN-PLAN family kitchen and study. Max measurements provided
- STUDY:** 13'1 x 9'10 (3.99m x 3.00m)  
A sizable multi-functional reception room. Providing wood-effect laminate flooring, a ceiling light fitting and recessed ceiling spotlights. Loft hatch access point, double panel radiator, TV connectivity point and a useful open under-stairs storage cupboard. uPVC double glazed window to the front elevation. Max measurements provided
- OPEN-PLAN DINING KITCHEN:** 27'2 x 13'7 (8.28m x 4.14m)  
A FABULOUS FAMILY-SIZED SPACE! Providing ceramic tiled flooring. The extensive fitted kitchen provides a range of white high-gloss wall, drawer and base units with patterned laminate roll-top work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated medium height electric oven and separate four ring induction hob with splash-back behind and stainless steel extractor hood above. Provision for a freestanding American-style fridge freezer. A central dining island houses further storage space and a dining option. Recessed ceiling spotlights and a uPVC double glazed window to the rear elevation. Access into the separate utility room. The OPEN-PLAN living/dining space has sufficient space for a large dining table and chairs, with continuation of the ceramic tiled flooring. Recessed ceiling spotlights, heat alarm, double panel radiator and two sets of uPVC double glazed French doors, opening out to the beautifully private garden. Wooden internal double doors open into a separate sitting room. Max measurements provided
- SITTING ROOM:** 10'1 x 8'6 (3.07m x 2.59m)  
A lovely, well-proportioned and relaxing reception space, with ceramic tiled flooring and UNDER-FLOOR HEATING. Four wall light fittings, a ceiling light fitting and decorative feature fireplace with exposed brickwork and mantle above.
- UTILITY ROOM:** 11'9 x 10'9 (3.58m x 3.28m )  
A large multi-functional space with ceramic tiled flooring. Providing a range of fitted drawer units with laminate roll-top work surfaces over. fitted larder storage cupboard. Inset stainless steel sink with chrome mixer tap and drainer. Under counter plumbing/provision for a washing machine, tumble dryer and dishwasher. Recessed ceiling spotlights, extractor fan, double panel radiator and a uPVC double glazed window to the rear elevation. A clear uPVC double glazed external door opens out to the garden. Internal access into the integral DOUBLE GARAGE and ground floor W.C.
- GROUND FLOOR W.C:** 4'9 x 3'11 (1.45m x 1.19m)  
With tiled flooring. A low-level W.C with integrated push-button flush and a corner fitted white ceramic wash hand basin with chrome mixer tap. Medium height white wall tiling, single panel radiator, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the side elevation.





**FIRST FLOOR LANDING:**  
A bright and airy space with grey carpeted flooring, a ceiling light fitting and recessed ceiling spotlight. Two loft hatch access points, smoke alarm and a fitted airing cupboard. Housing the hot water cylinder. Stylish vertical double column radiator, three uPVC double glazed windows to the front elevation. Access into the family bathroom and all four DOUBLE bedrooms. Max measurements provided.

**MASTER BEDROOM:**  
A copious DUAL-ASPECT principle DOUBLE bedroom, with grey carpeted flooring, a ceiling fan and three light fittings, double panel radiator and a uPVC double glazed window to the front and rear elevation. Access into the master en-suite shower room.

**MASTER EN-SUITE:**  
Of modern design. Providing patterned ceramic tiled flooring. A double fitted shower cubicle with mains shower facility and white floor to ceiling wall tiling behind. Low-level W.C with integrated push-button flush, ceramic wash hand basin with chrome mixer tap. Inset to a range of fitted vanity storage units with white wall tiled splash-backs behind. Fitted storage cupboard. Recessed ceiling spotlights, shaver point, heated towel rail and a uPVC double glazed window to the rear elevation.

**BEDROOM TWO:**  
A well-proportioned DOUBLE bedroom. Providing grey carpeted flooring, a ceiling fan with light fitting, double panel radiator and a uPVC double glazed window to the rear elevation, overlooking the private garden. Access into the en-suite shower room.

**EN-SUITE SHOWER ROOM:**  
With ceramic tiled flooring. A corner fitted shower cubicle with mains shower facility and floor to ceiling white wall tiling. Low level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap and white wall tiled splash-backs behind. Heated towel rail, recessed ceiling spotlights and extractor fan.

**BEDROOM THREE:**  
A further DOUBLE bedroom, with grey carpeted flooring, ceiling fan with light fitting, single panel radiator, high-level TV connectivity point and a uPVC double glazed window to the rear elevation, overlooking the garden.

**BEDROOM FOUR:**  
A DOUBLE bedroom, located at the front of the house, with grey carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation.

**FAMILY BATHROOM:**  
Of attractive modern design, with wood-effect tiled flooring. A bevelled tiled bath with chrome mixer tap, handheld shower head and additional mains shower facility with wall mounted glass shower screen and grey bevelled floor to ceiling wall tiling behind. Low level W.C with integrated push-button flush, a white ceramic wash hand basin with chrome taps. Inset to a fitted vanity storage unit with partial grey bevelled wall tiled splash-backs and wood plank-effect tiled splash-backs above. Chrome heated towel rail, recessed ceiling spotlights and extractor fan.

**INTEGRAL DOUBLE GARAGE:**  
Accessed via an electric roller garage door. Equipped with power and lighting. Access to the modern 'WORCESTER' oil-fired boiler. Offering great scope to be utilised into additional living accommodation, subject to relevant approvals.

20'1 x 7'1 (6.12m x 2.16m)

18'5 x 12'8 (5.61m x 3.86m)

7'9 x 5'6 (2.36m x 1.68m)

12'4 x 10'5 (3.76m x 3.18m)

4'10 x 4'4 (1.47m x 1.32m)

10'2 x 6'9 (3.10m x 2.06m)

9'7 x 7'8 (2.92m x 2.34m)

7'1 x 5'5 (2.16m x 1.65m)

18'8 x 18'6 (5.69m x 5.64m)

**DETACHED EXTERNAL WORKSHOP:** 18'3 x 10'2 (5.56m x 3.10m)  
Of part concrete and breeze block construction. Accessed via a uPVC side door. Equipped with power and lighting. Offering great scope to be used for a variety of purposes.

**DETACHED EXTERNAL STORE:** 9'9 x 6'8 (2.97m x 2.03m)  
Accessed via a metal side door. Offering great external storage space.

**EXTERNALLY:**  
The property is situated in a quiet location, away from the main road. The front aspect is greeted with an extensive MULTI-CAR block paved driveway. Ensuring ample off-street parking for a variety of vehicles. Access into the INTEGRAL DOUBLE GARAGE via an electric roller door. There is a fenced left side boundary and pivot hedged right side boundary. Access to the side entrance door with external light. The left side aspect provides a pathway to a wooden gate, opening into the large and HIGHLY PRIVATE rear garden. Predominantly laid to lawn. Enjoying an extensive paved patio with complementary gravelled borders. Accessed via the two sets of uPVC double glazed French doors in the open-plan living space. There is access to the oil tank, detached workshop and separate external store. There are five external lights, an outside tap, fenced left side boundary, a mature hedged right side and rear boundary, with a captivating tree-lined outlook behind.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, via a modern boiler and uPVC double glazing throughout.  
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,980 Square Ft.**  
Measurements are approximate and for guidance only. This includes the integral double garage.

**Tenure: Freehold.**  
Sold with vacant possession on completion.

**Local Authority:**  
Newark & Sherwood District Council.









Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (55)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

The highly desirable village of Sutton-On-Trent is located approximately 8 miles north of Newark-On-Trent. The village provides a host of excellent amenities including a Co-op, butchers, The Lord Nelson public house, doctors surgery, popular primary school, local hairdressers and a regular bus service. There is ease of access onto the A1 North and South bound, along with being easily accessible into Retford and surrounding villages.

Viewing Arrangements:

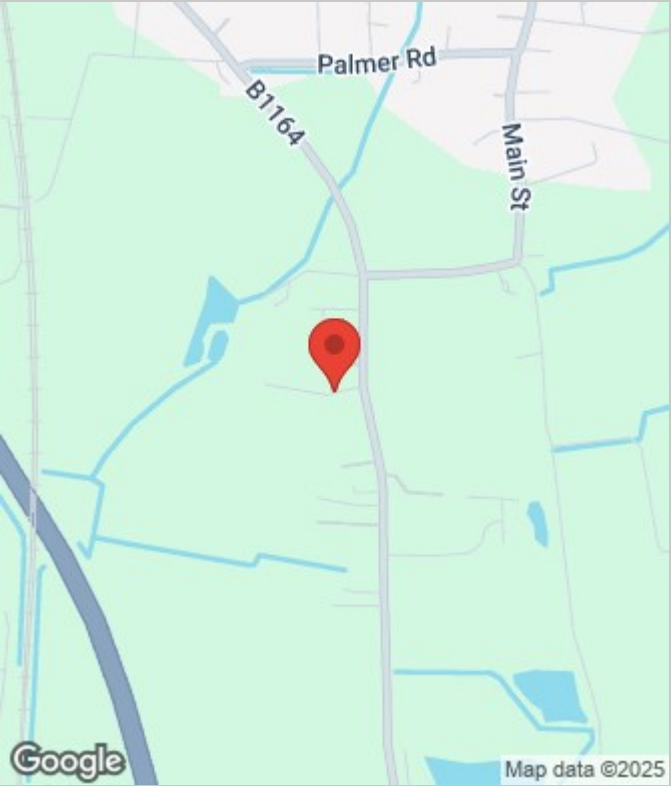
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	