



Strawberry Fields, Sutton-On-Trent, NG23 6SE

£295,000 Freehold

- Contemporary THREE BEDROOM Detached Family Home • Enjoying HIVE Central Heating Controls, & Quality Fixtures & Fittings Throughout • Private Driveway & Detached Single Garage Accommodating Two Vehicles • Fully Enclosed, Landscaped Rear Garden with Extended Patio Area • Pleasantly Positioned on the Edge of a Popular Residential Development in Sutton-on-Trent • Easy Access to Everyday Conveniences, a Village Pub, Co-op, Doctor's Surgery, & Sutton-On-Trent Primary & Nursery School • Approximately Four Years Remaining on an 'NHBC' Warranty



A contemporary THREE BEDROOM detached family home, enjoying HIVE central heating controls, and quality fixtures and fittings throughout. Beautifully arranged over two storeys, the well-balanced living accommodation briefly comprises a welcoming entrance hall, light flooded lounge, kitchen diner boasting reputable integrated appliances, handy ground floor WC, master bedroom complete with master en suite, two further bedrooms, and a well-appointed family bathroom. A private driveway accommodates one vehicle, in addition to a detached single garage, whilst a landscaped rear garden and a recently extended patio area reside to the rear. Pleasantly positioned on the edge of a popular residential development, with an uninterrupted front outlook in the well-served village of Sutton-on-Trent, Strawberry Fields enjoys easy access to a wealth of everyday conveniences, village pub, Co-op, doctors' surgery, and Sutton-On-Trent Primary & Nursery School, which has most recently achieved a good Ofsted rating, alongside ease of access onto the A1. The nearby market towns of Newark and Retford, and the city of Lincoln, host a further array of amenities, leisure facilities, and schools for all age groups.

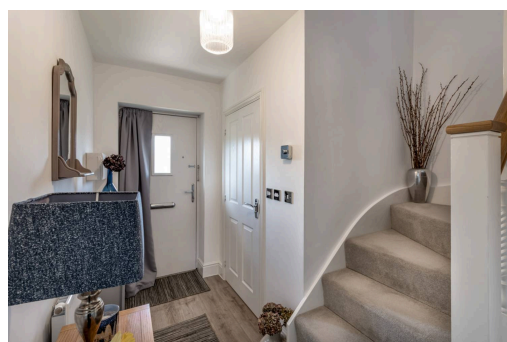


Council Tax band: D

Tenure: Freehold

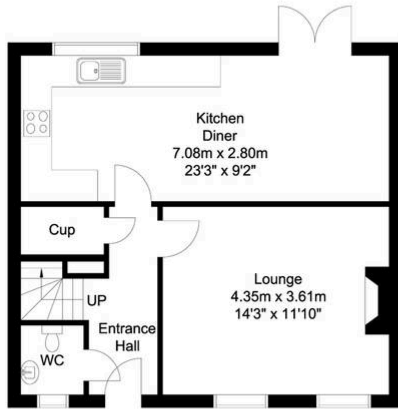
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:
B

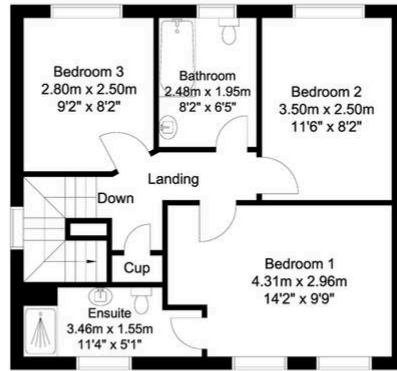




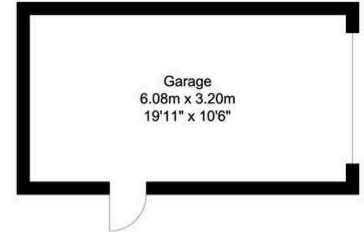
Ground Floor
46 sq m/495.13 sq ft
Approx.



First Floor
46 sq m/495.13 sq ft
Approx.



Outbuilding
19 sq m/204.51 sq ft
Approx.



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 rooms 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. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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