



Alexander Jacob  
estate agents & company



**Strawberry Fields**  
Sutton-on-Trent, Newark

**Offers in the Region of £295,000**

**Property & Estates Consulting**  
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# Strawberry Fields

## Sutton-on-Trent, Newark

Contemporary THREE BEDROOM Detached Family Home

### Property Overview

- 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



A wonderful opportunity to acquire 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. Parking is catered for on a private driveway accommodating 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. Early viewing is considered essential to fully appreciate the turnkey accommodation, and rural village setting being offered for sale.

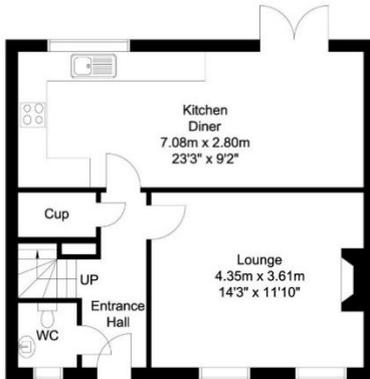
- Easy Access to Everyday Conveniences, a Village Pub, Co-op, Doctor's Surgery, & Sutton-On-Trent Primary & Nursery School
  - Excellent Commuter Links to the Neighbouring Market Towns of Newark & Retford, & the City of Lincoln
  - Approximately Four Years Remaining on an 'NHBC' Warranty
- Council Tax Band: D EPC Rating: B



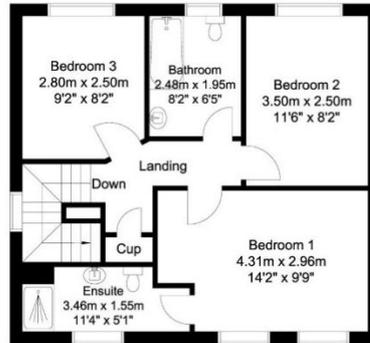
*Road links are served by the A1 & A46 which offer greater transport links throughout the UK. Train stations are located in Newark, Retford & Lincoln, offering routes to London King's Cross & Edinburgh.*



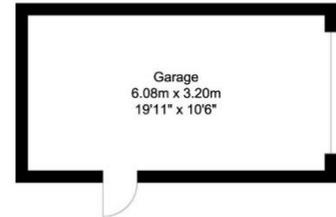
Ground Floor  
46 sq m/495.13 sq ft  
Approx.



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. CP Property Services @2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Tenure & Charges:** Freehold- Vacant possession will be given upon completion/ Annual Service Charge Amount: Approximately £300 Per Annum/ Service Charge Review Period: Annually

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.