

FOR
SALE



Dove Croft, New Ollerton, Newark, Nottinghamshire NG22 9RG

£145,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Located in the heart of New Ollerton, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for families seeking a welcoming home in a desirable area, this property boasts a private driveway and ample parking space, ensuring ease of access for you and your visitors. With no onward chain, the buying process is straightforward and hassle-free, allowing you to settle in quickly and start enjoying all that this wonderful location has to offer. This three-bedroom semi-detached house in New Ollerton truly represents an ideal family home, combining practical living space with a fantastic location. Whether you are a first-time buyer, a growing family, or someone looking to relocate to a well-established community, this property offers the potential to create a comfortable and inviting home tailored to your lifestyle. Don't miss the opportunity to make this delightful house your own – contact us today to arrange a viewing and experience everything it has to offer firsthand.

POINTS OF INTEREST

- No onward chain
- Three Bedroom Semi Detached House
- An Ideal Family Home
- Private driveway & ample parking space
- Gas Central Heating
- Desirable location with excellent schools and amenities nearby
- Non Standard Construction



Entrance Hall

0m x 0m (0' 0" x 0' 0") Enter through a uPVC door into the entrance hall, with carpet flooring, stairs off to the first floor and door leading into the lounge.

Kitchen/Diner

11.0m x 9.7m (36' 1" x 31' 10") The kitchen is fitted with wall and base units, square edge work surfaces with inset sink and drainer with mixer tap. Space and plumbing for washing machine, vinyl flooring, radiator and uPVC window to rear aspect. Internal door leading to the utility room.

Utility Room

6.4m x 9.5m (21' 0" x 31' 2") Fitted with a range of floor and base units, vinyl flooring, understairs storage and radiator. UPVC window and door to side aspect.

Living Room

10.00m x 19.5m (32' 10" x 64' 0") The bright and airy lounge has carpet flooring, radiator and uPVC windows to the front and rear aspects.

First Floor Landing

With carpet flooring, doors leading to the three bedrooms, family bathroom, cupboard which houses the combi boiler and loft access.

Master Bedroom

13.6m x 8.7m (44' 7" x 28' 7") With carpet flooring, radiator, built in storage cupboard and uPVC window to the front aspect.

Bedroom Two

11.5m x 9.10m (37' 9" x 29' 10") With carpet flooring, radiator and uPVC window to the rear aspect.

Bedroom Three

6.1m x 10.2m (20' 0" x 33' 6") With carpet flooring, radiator and uPVC window to the front aspect.

Family Bathroom

The bathroom is fitted with a with three piece suite including bath with shower over, low flush WC and pedestal hand wash basin. Vinyl flooring flooring, radiator and uPVC obscure window to the rear.

Externally

The front aspect of the property is mainly laid to lawn with a large driveway allowing ample off road parking of the property there is a gate allowing access to the rear garden. The rear garden is fully enclosed with fencing and hedges and mainly laid to lawn.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,620.00

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: C (70)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Wimpey no fines, tiled roof, UPVC windows and doors, upper floor external walls fully insulated internally

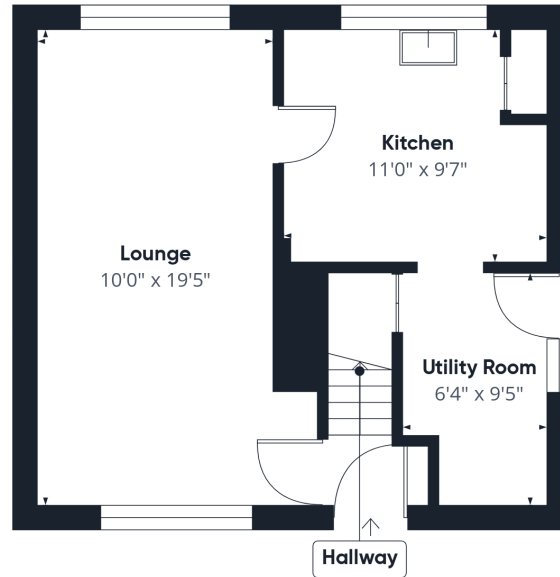
Existing Planning Permission

None known

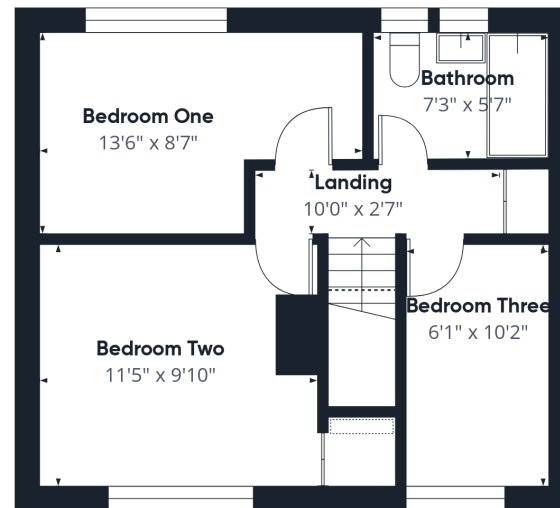
Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area. None known other than the standard National Coal Board covenant to maintain in good condition the boundary fences and or hedges.





Floor 0



Floor 1

Approximate total area⁽¹⁾
753 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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