

FOR
SALE



Petersmith Drive, New Ollerton, Newark, Nottinghamshire NG22 9RU

Chadwells
Estate & Letting Agents

£160,000 - Freehold

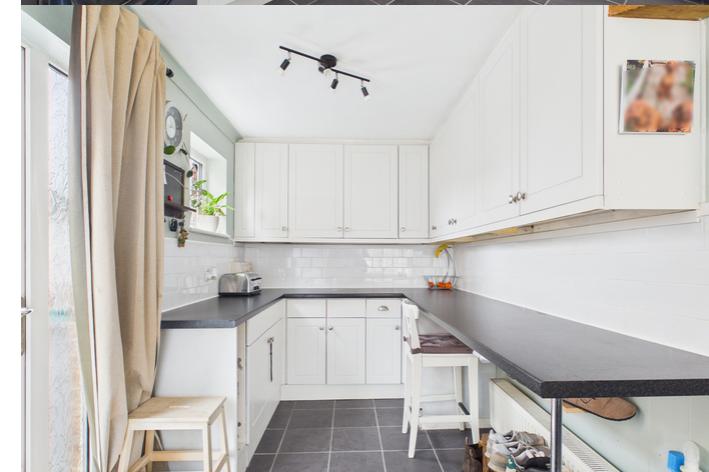
Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Welcome to this charming three-bedroom semi-detached house nestled in a peaceful cul-de-sac in the sought-after area of New Ollerton. Perfectly suited for families or first-time buyers, this delightful property offers a comfortable and practical living space, blending modern amenities with a warm, inviting atmosphere.

POINTS OF INTEREST

- Semi Detached Three Bedroom House
- Good sized Lounge/Diner
- Kitchen/Breakfast Room
- Garage
- Gas Combi Boiler
- Enclosed Rear Garden
- Cul-De-sac Location



Entrance Hallway

5' 11" x 7' 5" (1.80m x 2.26m) Accessed through a uPVC door to the front aspect, laminate flooring, radiator, pendant light fitting and stairs off to the first floor.

Living Room/Diner

10' 0" x 18' 2" (3.05m x 5.54m) Bright and airy with uPVC window to front aspect and french doors leading to patio area and rear garden. With carpet flooring, ceiling light fitting, radiator and wood burner.

Kitchen/Breakfast Room

Fitted with a range of matching wall and base units having work surfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include an oven, gas hob and extractor hood over. Space and plumbing for a washing machine, dish washer and dryer. Ceiling light, tiled flooring, radiator, uPVC window over looking rear garden and uPVC door and window to side aspect.

First Floor Landing

With carpet flooring, uPVC window to the front aspect, pendant light fitting and radiator.

Master Bedroom

10' 3" x 12' 4" (3.12m x 3.76m) With carpet flooring, uPVC window to the front aspect, pendant light fitting and radiator.

Bedroom Two

9' 11" x 9' 5" (3.02m x 2.87m) With carpet flooring, dual aspect uPVC windows to the front and side, pendant light fitting and radiator.

Bedroom Three

7' 0" x 8' 7" (2.13m x 2.62m) With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

Bathroom

5' 4" x 5' 5" (1.63m x 1.65m) Fitted with two piece suite comprising of bath, shower over with glass shower screen, pedestal wash basin inset in a vanity unit.. Part tiled walls, vinyl flooring, ladder radiator, ceiling light and obscure window to rear aspect.

W/C

4' 10" x 2' 11" (1.47m x 0.89m) Low flush w/c, vinyl flooring, ceiling light and obscure window to rear aspect.

Externally

Front garden is mainly laid to lawn with a gravel border. Shared driveway leading to single garage and gated access to rear garden. The rear garden has both a paved patio area and lawn which is perfect for entertaining.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,724.00

Parking Types: Driveway.

Heating Sources: Central, Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Lateral living.

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

Floor: Solid, no insulation (assumed)

Roof: Pitched, 250 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

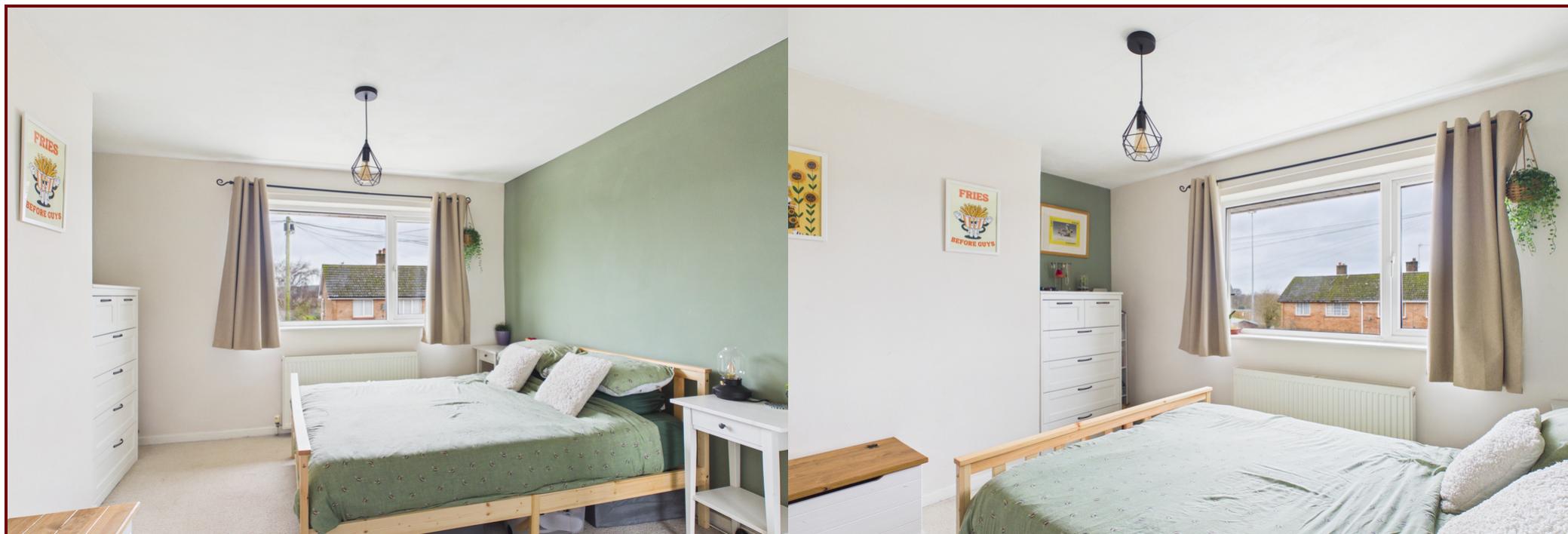
Lighting: Low energy lighting in all fixed outlets

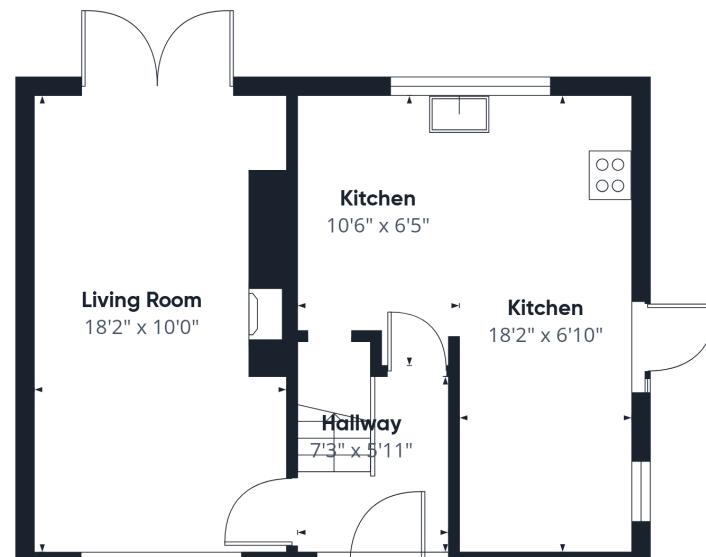
Existing Planning Permission

No

Coalfield or Mining

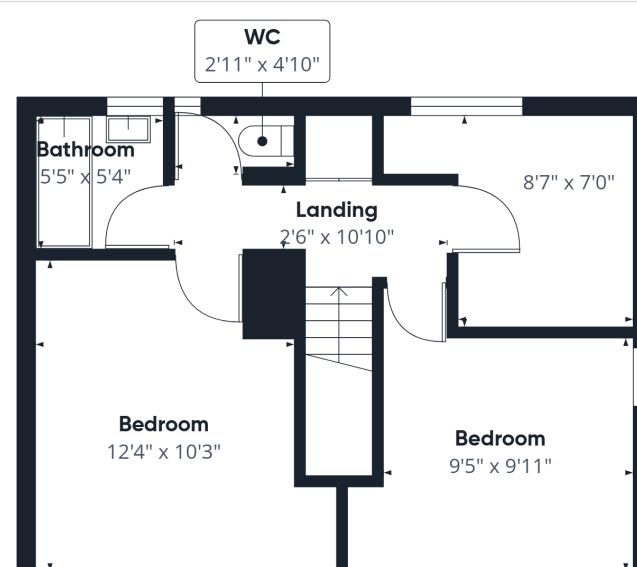
It is indicated that this property is located within 1km of a coalfield or mining area.





Approximate total area⁽¹⁾

815 ft²



(1) Excluding balconies and terraces

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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