

FOR  
SALE



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

£160,000 - Freehold

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## 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.

### 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.

**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

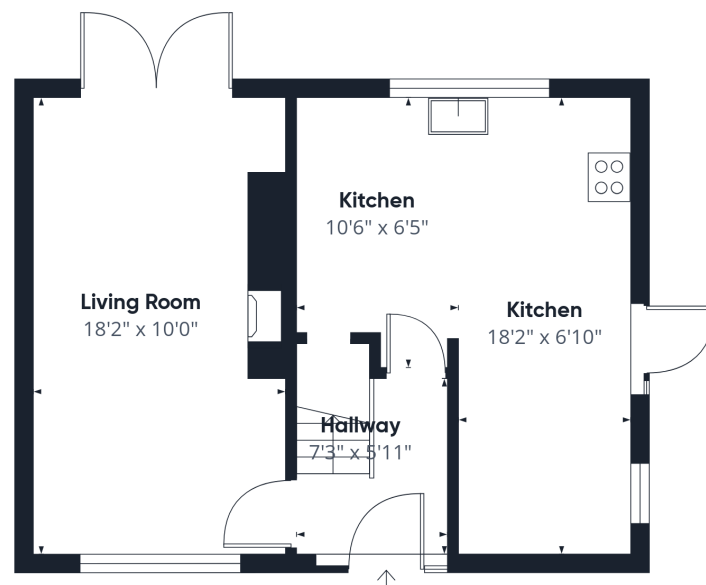
**Any easements, servitudes, or wayleaves?** No

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

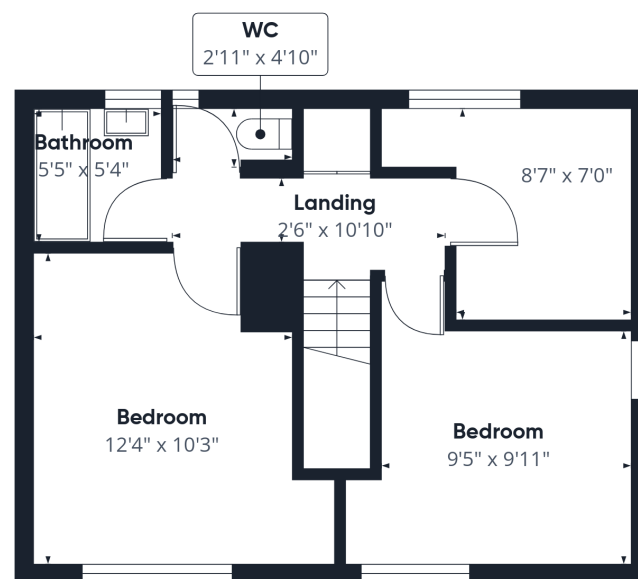








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
815 ft<sup>2</sup>

(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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