

FOR
SALE



Pine Avenue, New Ollerton, Newark, Nottinghamshire NG22 9PX

£180,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Welcome to this delightful three-bedroom semi-detached house located in the desirable and peaceful area of New Ollerton. Offering a perfect blend of modern comfort and charming living space, this property boasts two bathrooms, a bright and airy living room, and a fully fitted kitchen, making it an ideal home for families or professionals alike. The large, fully enclosed rear garden with a charming summer house adds exceptional outdoor value and a tranquil retreat for relaxation or entertaining. With gas central heating powered by a combi boiler, the home is warm and energy-efficient throughout the seasons.

POINTS OF INTEREST

- Three Bed Semi Detached
- Bright and Airy Living Room
- Modern Fully Fitted Kitchen
- Gas Central Heating - Combi Boiler
- Fully Enclosed Large Rear Garden
- Garden Summer House
- Desirable Location



Entrance Hall

Main entrance hall having carpet flooring, radiator, door and window to the front and stairs to the first floor.

Lounge

A large family lounge with white painted wood fire surround, black granite hearth and electric fire, carpet flooring, TV point, radiator and window to the front.

Kitchen/Diner

17' 7" x 9' 11" (5.36m x 3.02m) Kitchen/Diner fitted with a range of "Shaker Style" solid ash wall and base units painted cream with solid oak wood worksurface inset with "Fireclay" Belfast sink. A dual fuel range electric oven with gas hob, extractor and oak mantle over, space and plumbing for washing machine, dish washer, dryer and fridge freezer. Radiator, tiled flooring, doors to cloakroom and lounge, UPVC and glass door to rear and two windows to the rear.

Cloakroom

The cloakroom has a low flush WC and wall mounted wash basin, wall mounted 'Bosch' gas boiler, tiled flooring and obscure window to the side aspect

First Floor Landing

First floor landing with carpet flooring, loft access and window to the side aspect.

Bedroom One

Large double bedroom with carpet flooring, radiator and window to the rear aspect.

Bedroom Two

A good size second double bedroom with carpet flooring, radiator and window to the front.

Bedroom Three

The third bedroom has carpet flooring, radiator and window to the rear.

Family Bathroom

A modern white three piece suite comprising of panelled bath with wall mounted shower over and glass panelled door, low flush WC and wash basin, tiled splash backs, wood effect vinyl flooring, radiator and obscure window to the front.

Externally

The front of the property gives you plenty of off road parking and access to the rear garden via the shared driveway.

A large private and well thought out rear garden offering a wealth of space for entertaining and family fun, complete with summer house and patio area.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,770.00

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.

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 100 mm loft insulation

Walls: Solid brick, as built, no insulation (assumed)

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: D (66)

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

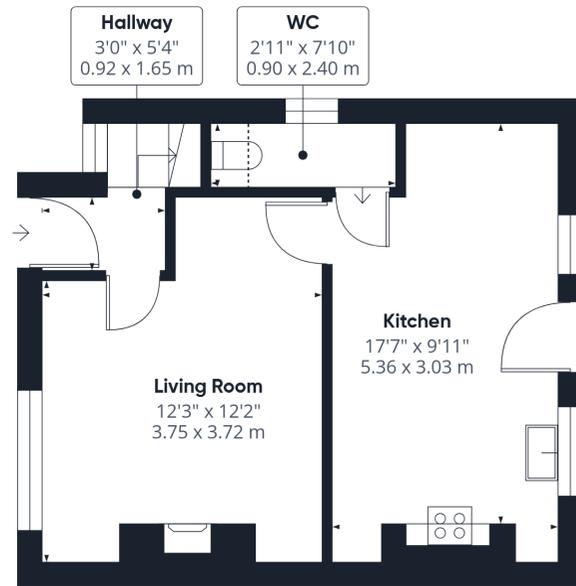
Is the property listed? No

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⁽¹⁾

752 ft²
69.7 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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