

FOR
SALE



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

£160,000 - Freehold

Chadwells
Estate & Letting Agents

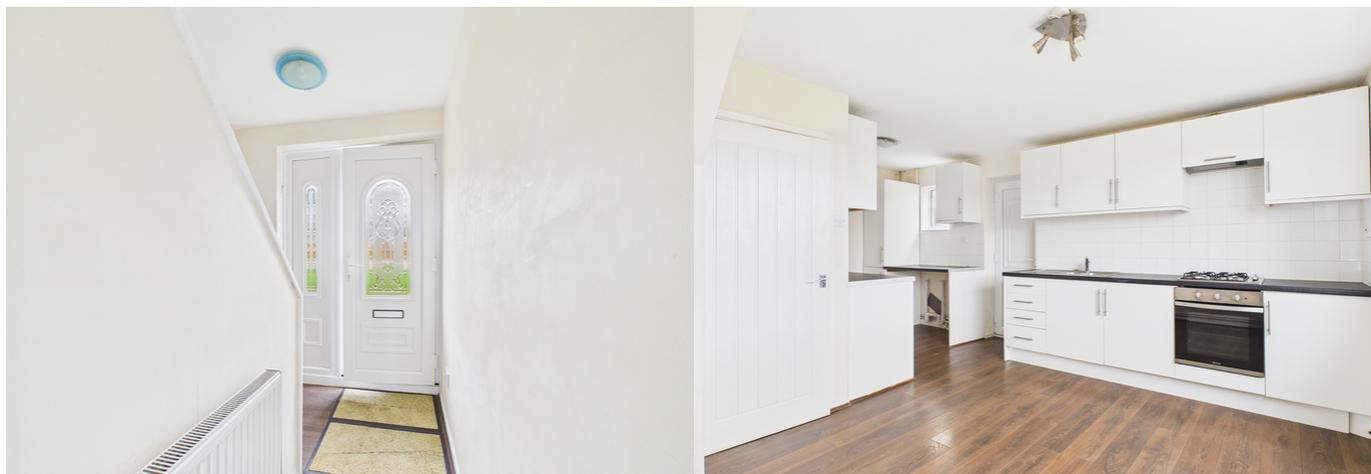
Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Welcome to this charming three-bedroom semi-detached house located in the heart of New Ollerton, offering a perfect blend of comfort, style, and modern living. Ideal for families or first-time buyers, this delightful property boasts a bright and airy living area, decorated in neutral colours throughout to provide a fresh and welcoming atmosphere that you can easily personalise to suit your style.

POINTS OF INTEREST

- Three Bedroom Semi Detached House
- Bright and airy living area
- Decorated in neutral colours throughout
- Three Well Proportioned Bedrooms
- New Boiler - Baxi combi boiler,
- Good Sized Enclosed Rear Garden
- Off Road Parking
- Located Close To Local Amenities
- Solar Panels



Entrance Hall

5.11m x 7m (16' 9" x 23' 0") Accessed through a uPVC door to the front aspect having under stairs built in storage cupboard, laminate flooring, radiator, pendant light fitting and stairs off to the first floor.

Living Room

10m x 18.2m (32' 10" x 59' 9") \

Kitchen/Diner

1.32m x 18.3m (4' 4" x 60' 0") 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 electric oven, gas hob and extractor hood over. Space and plumbing for a washing machine, two ceiling light fittings, laminate flooring, radiator, under stairs storage and uPVC door leading to the rear garden.

First Floor Landing

Carpet flooring, storage cupboard which houses a 'Baxi' combi boiler and access to loft.

Master Bedroom

10.2m x 12.4m (33' 6" x 40' 8") With carpet flooring, uPVC window to the front aspect, pendant light fitting and radiator.

Bedroom Two

9.11m x 9.3m (29' 11" x 30' 6") With carpet flooring, dual aspect uPVC windows to the front and side, pendant light fitting and radiator.

Bedroom Three

7.2m x 8.7m (23' 7" x 28' 7") With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

W/C

4.9m x 2.7m (16' 1" x 8' 10") Low flush w/c with obscure window to rear aspect.

Family Bathroom

5.3m x 5.6m (17' 5" x 18' 4") White two piece suite, comprising of pedestal sink and bath with shower over and shower screen. Radiator, ceiling light and obscure window to rear aspect.

Externally

Fenced front garden which is mainly laid to lawn with path leading to the front door and gated access to the rear of the property. Brick built storage shed. Private rear garden which is fully fenced and mainly laid to lawn and complete with a decking area, ready for entertaining. Solar panels - provided by Shade Greener free of charge and provide free electric to the householder.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Brick

EPC Rating: B (82)

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

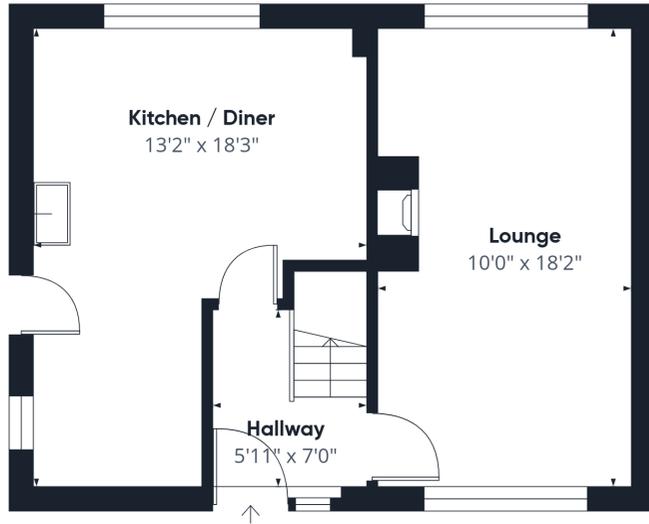
Is the property listed? No

Are there any restrictions associated with the property? No

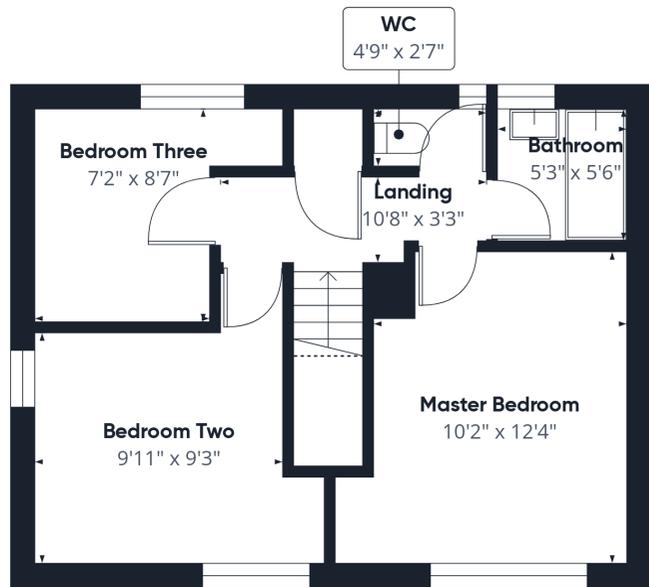
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1



Approximate total area⁽¹⁾
812 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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