

**FOR
SALE**



Kingfisher Way, Ollerton, Newark, Nottinghamshire NG22 9DW

£142,000 - Freehold

Chadwells
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PROPERTY SUMMARY

Perfect First Home...Welcome to this charming 1-bedroom, 2-bathroom semi-detached house located in the lovely town of Ollerton. Perfectly combining comfort and style, this property offers spacious living spaces and a modern open plan design that makes it ideal for both relaxing and entertaining. Whether you're a first-time buyer, a downsizer, or looking for a cozy home with contemporary touches, this residence ticks all the boxes.

Step inside to find a bright and airy reception room that seamlessly flows into the open plan kitchen and dining area. The sleek, modern kitchen is thoughtfully designed with high-quality fixtures and plenty of storage space, making meal prep a genuine pleasure. The open layout not only enhances natural light throughout the space but also creates a welcoming atmosphere perfect for hosting friends or enjoying quiet evenings in. Don't miss the chance to make this welcoming and beautifully maintained home your own. Contact us today to arrange a viewing and discover all that this wonderful property has to offer.

POINTS OF INTEREST

- Located Close To Local Amenities
- Spacious One Bedroom Semi Detached
- Open Plan Modern Living
- Gas Central Heating
- Fully Enclosed Garden To The Rear With A Tranquil Woodland Backdrop
- Private Driveway



Entrance Hall

6.7m x 5.4m (22' 0" x 17' 9") Enter through white composite door, tiled flooring and stairs to 1st floor.

Open Plan Living Space

12.11m x 13.8m (39' 9" x 45' 3") Fitted with a range of matching wall and base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliance include an eye level electric oven, microwave, gas hob with extractor over, dishwasher and fridge freezer. Tiled flooring, two pendant light fittings, ceiling spotlights, Tv point, radiator, composite door to the front aspect and uPVC French doors out to the rear garden.

Utility Room

With space and plumbing for washing machine and tumble dryer, shelf for storage, Bt point, tiled flooring, ceiling light and extractor fan.

Cloak Room

5.2m x 4.11m (17' 1" x 13' 6") Fitted with a low flush W/C and wall mounted hand wash basin. Tiled flooring, radiator, obscure uPVC window to the front aspect and ceiling spotlights.

First Floor Landing

6.3m x 7.0m (20' 8" x 23' 0") Carpet flooring on stairs and landing, storage and access bathroom, bedroom and loft access.

Bedroom

12.10m x 9.4m (39' 8" x 30' 10") With built in wardrobes, large storage cupboard housing the boiler, dual aspect uPVC windows, carpet flooring, radiator and two pendant light fittings.

Bathroom

5.6m x 7.2m (18' 4" x 23' 7") Fitted with a three piece suite comprising of bath with rainfall and handheld shower heads, wall mounted basin with push close vanity and low flush WC. Vinyl flooring, ceiling spotlights, extractor fan, obscure uPVC window to the rear aspect, chrome heated towel rail and part tiled walls.

Externally

To the side of the property is a private driveway offering ample off road parking with a gate leading to the enclosed rear garden. The rear garden is fully enclosed and is mainly laid to lawn with two patio areas and stunning woodland views to the rear.

MATERIAL INFORMATION

Parking Types: Driveway. Garage.

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 (81)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

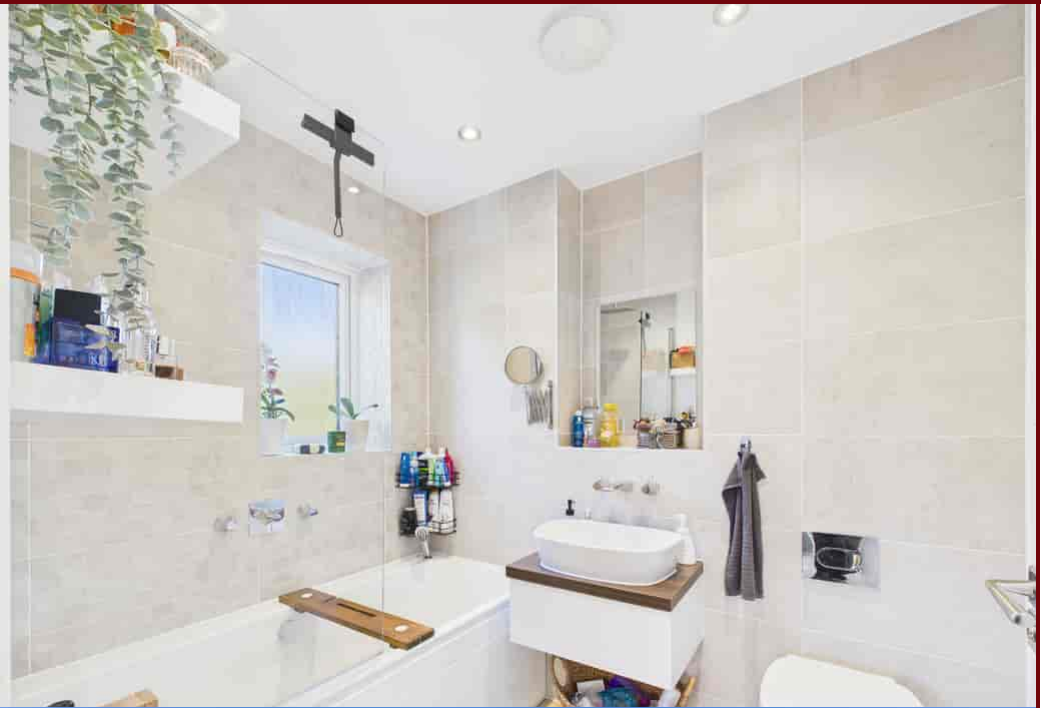
Any risk of coastal erosion? No

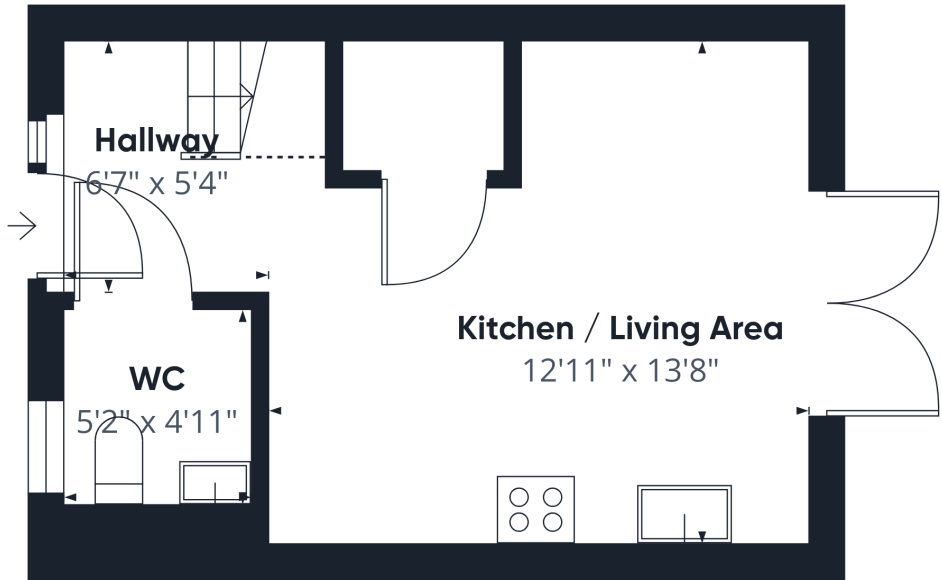
Is the property listed? No

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⁾
442 ft²

Reduced headroom
10 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.