

**FOR  
SALE**



**Hazel Road, New Ollerton, Newark, Nottinghamshire NG22 9TF**

**£160,000 - Freehold**

**Chadwells**  
Estate & Letting Agents

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## PROPERTY SUMMARY

## POINTS OF INTEREST

- New Roof 2026
- Spacious Inside and Out
- Newly installed shower room
- Combi gas boiler
- Off Road Parking
- No upward chain



**Entrance Hall**

13' 6" x 5' 9" (4.11m x 1.75m) Enter through the uPVC and glass door, with stairs off to the first floor, doors leading to the lounge and family bathroom. Carpet flooring, uPVC window to the side and radiator.

**Lounge**

14' 0" x 13' 4" (4.27m x 4.06m) With carpet flooring, bay window to the front aspect, radiator and focal fireplace. Door leading into the dining room.

**Dining Room**

8' 4" x 13' 2" (2.54m x 4.01m) With carpet flooring, radiator and door leading to the kitchen.

**Kitchen**

16' 0" x 5' 11" (4.88m x 1.80m) With wall and base units, roll top worksurfaces with inset stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine or dishwasher. Space for free standing fridge/freezer, integrated oven, microwave and hob with extractor above. Tiled splash backs, laminate flooring, radiator and a door leading into the sunroom.

**Sunroom**

13' 7" x 6' 5" (4.14m x 1.96m) With carpet flooring, uPVC doors to the rear garden and plumbing for washing machine.

**Family Shower room**

The newly installed shower room has a large walk in shower with rainforest over head and side panel water jets. A hand wash basin and low flush WC set in a vanity storage unit, tiled walls, tiled flooring with under floor heating, radiator and obscure window.

**Landing**

5' 7" x 2' 9" (1.70m x 0.84m) With carpet flooring, doors to the three bedrooms and loft access.

**Master Bedroom**

15' 3" x 9' 4" (4.65m x 2.84m) With carpet flooring, built in storage, radiator, uPVC window to the front aspect and door leading to the WC.

**WC**

4' 7" x 3' 9" (1.40m x 1.14m) With low flush WC and hand wash basin.

**Bedroom Two**

13' 2" x 9' 2" (4.01m x 2.79m) With laminate flooring, radiator, built in storage cupboard and uPVC window to the rear.

**Bedroom Three**

With carpet flooring, radiator, built in storage cupboard and uPVC window to the rear.

**Outside**

The front of the property is laid to concrete providing a private driveway to allow for off road parking.

The rear garden has a garage with power and lighting, store sheds and green house. The garden is laid mainly to patio slabs with a small grass area.

## MATERIAL INFORMATION

**Council Tax:** Band A

**Council Tax:** Rate £1,775.19

**Parking Types:** Driveway. Garage. On Street.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable. FTTP.

**Accessibility Types:** Wet room.

### Mobile Signal

4G great data and voice

### Construction Type

Floor: Solid, no insulation (assumed)Roof: Pitched, 250 mm loft insulationWalls: Cavity wall, as built, insulated. Windows: Fully double glazedLighting: Low energy lighting in 45% of 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.

**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

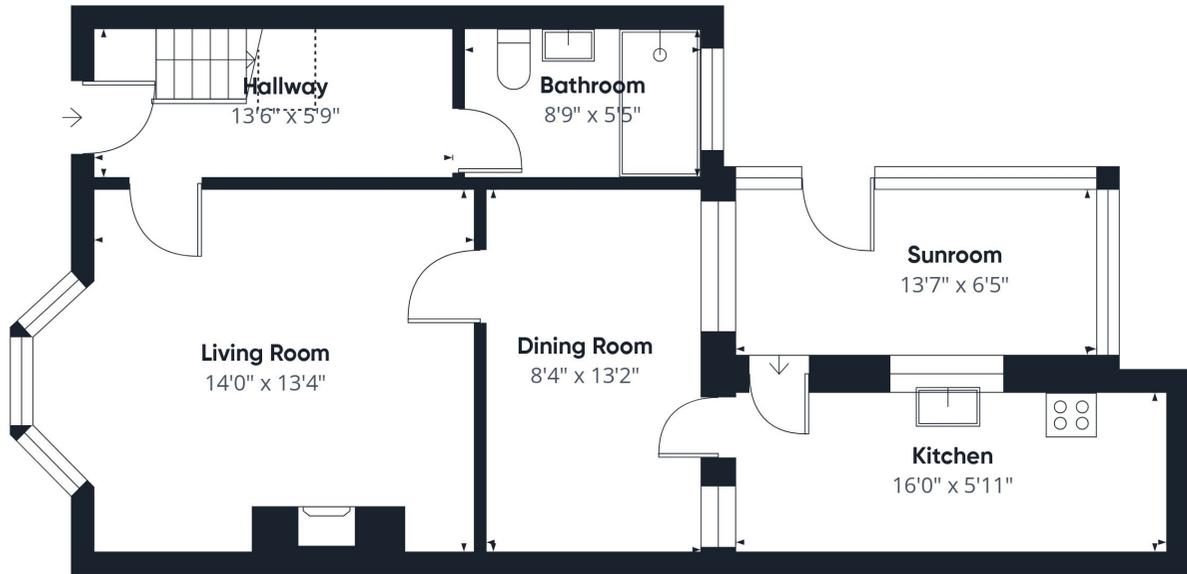
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

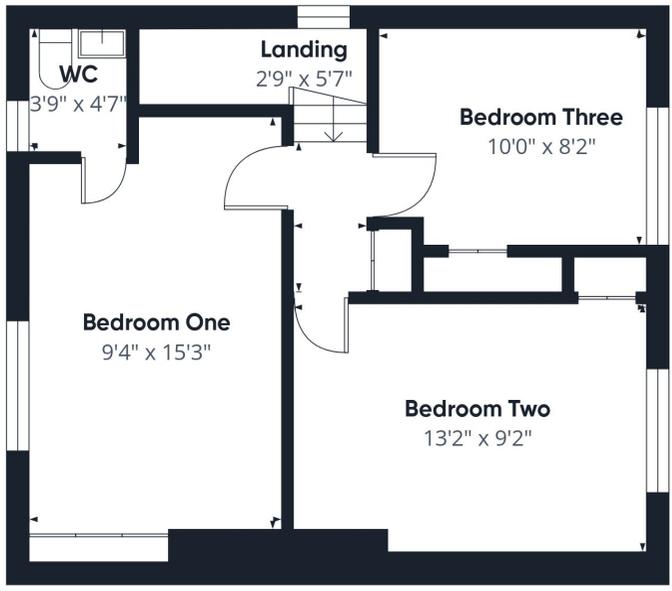
**Any easements, servitudes, or wayleaves?** No

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





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1003 ft<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>

(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.