

FOR  
SALE



Gattlys Lane, New Ollerton, Newark, Nottinghamshire NG22 9RH

£360,000 -

Chadwells  
Estate & Letting Agents

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## PROPERTY SUMMARY

Discover tranquil living with this stunning detached bungalow situated in the heart of New Ollerton. Boasting a seamless blend of classic charm and contemporary elegance, this property offers a unique opportunity for those seeking an exclusive residence with exceptional features and a beautiful setting.

## POINTS OF INTEREST

- Detached Bungalow
- High Quality Fixtures and Fittings Throughout
- Solid Oak flooring and Doors
- Private Driveway
- Large Rear Garden



**Entrance Hall**

Enter through the composite door into the entrance hall with wood effect tiled flooring, radiator and doors leading to the lounge, kitchen/diner, three bedrooms and bathroom. Loft access.

**Lounge**

The large lounge has solid oak wood flooring, a decorative, cast iron open fire and radiator. UPVC window and French doors over look the rear garden.

**Kitchen/Diner**

The spacious kitchen/ diner is fitted with a high quality, solid wood kitchen complete with wall and base units and solid wood work top. A Belfast sink with mixer tap and large free standing range cooker complete with gas ring hob. Space and plumbing for washing machine, dishwasher and free standing fridge/freezer. Tiled flooring, radiator, composite door giving side access to the rear garden, dual aspect windows and a door leading into the utility room.

**Utility Room**

The utility room is fitted with wall and base units, solid wood work surfaces with an inset Belfast Sink and mixer tap. Tiled flooring, radiator with drying rail and uPVC window to the rear aspect

**Bedroom One**

With solid oak wood flooring, radiator and dual aspect windows.

**Bedroom Two**

With solid oak wood flooring, radiator and uPVC window.

**Bedroom Three**

With solid oak wood flooring, radiator and uPVC window.

**Bathroom**

The bathroom is fitted with a four piece suite comprising bath, walk in shower, hand wash basin and low flush WC. Fully tiled walls and floor, radiator with drying rail and obscure window.

**Outside**

The front of the property is laid to lawn and has a small wall along the boundary. Access to the private block paved drive that allows for plenty of off road parking.

The rear garden is laid mainly to lawn and has an array of flowers, shrubs and trees. A large patio area for seating and a summerhouse.

## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** ADSL. Cable.

**Accessibility Types:** Level access.

**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





