

FOR  
SALE



**Banksman Way, New Ollerton, Newark, Nottinghamshire NG22 9WS**

**£210,000 - Freehold**

**Chadwells**  
Estate & Letting Agents

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

## PROPERTY SUMMARY

Modern 3-Bedroom Detached Home with Stunning Open Field Views.....This beautifully presented three-bedroom detached property, built in 2020, is located in a prime position with uninterrupted open field views to the front – perfect for those seeking a modern home in a desirable setting.

## POINTS OF INTEREST

- Modern day living at its best....
- Modern 3-Bedroom Detached Home with Stunning Open Field Views
- NHBC Warrenty
- Spacious living room with views to the front
- Modern kitchen/diner with space for family dining
- Front garden with open field views
- Driveway parking leading to a single garage



**Entrance Hall**

0.99m x 1.57m (3' 3" x 5' 2") Enter through white composite front door. uPVC double glazed window to side elevation, radiator, ceiling light fitting, carpet flooring and doors leading to lounge and WC.

**Cloakroom**

0.84m x 1.55m (2' 9" x 5' 1") Obscure uPVC double glazed window to side, two piece white suite, ceiling light fitting, radiator and vinyl flooring.

**Living Room**

4.42m x 4.34m (14' 6" x 14' 3") Bright and airy living room with wonderful open field views. Open staircase and uPVC double glazed window to front aspect, ceiling light fitting, radiator and carpet flooring. Large understairs storage cupboard.

**First Floor****First Floor Landing**

2.84m x 1.83m (9' 4" x 6' 0") Carpet flooring, ceiling light, radiator, access to all bedrooms and family bathroom.

**Bedroom One**

3.27m x 2.44m (10' 9" x 8' 0") Ceiling light fitting, carpet flooring, built in wardrobe, radiator and uPVC double glazed window to front elevation.

**Bedroom Two**

2.87m x 2.44m (9' 5" x 8' 0") Radiator, built in clothes storage, uPVC double glazed window to rear aspect and ceiling light fitting.

**Bedroom Three**

2.44m x 1.83m (8' 0" x 6' 0") (Currently being used as an office), light fitting, radiator, carpet flooring, wardrobe and uPVC double glazed window to front aspect.

**Family Bathroom**

1.83m x 1.83m (6' 0" x 6' 0") White 3 piece suite comprising of white pedestal wash basin, low flush toilet and bath with shower over. Walls around bath and shower are fully tiled. Obscure window to rear of aspect. Radiator, ceiling light and extractor fan.

**Garage**

With white up and over door to the front and internal door giving access to the rear garden.

**Externally**

Front garden mainly laid to lawn with gravel driveway leading to single garage with up and over garage door. The garage also benefits from power and lighting and access to the rear garden. The rear garden is fully enclosed and is mainly laid to lawn with borders filled with established plants and shrubs and a patio area. All of which provides the perfect space for outdoor entertaining or simply relaxing.

## 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. FTTC. FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (83)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

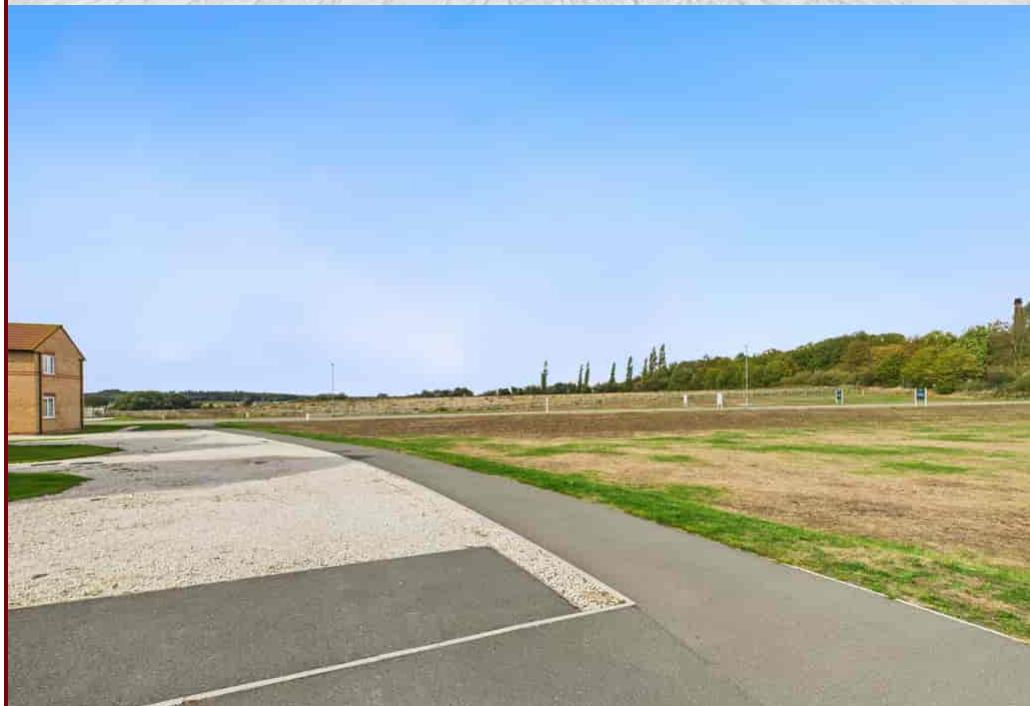
**Any risk of coastal erosion?** No

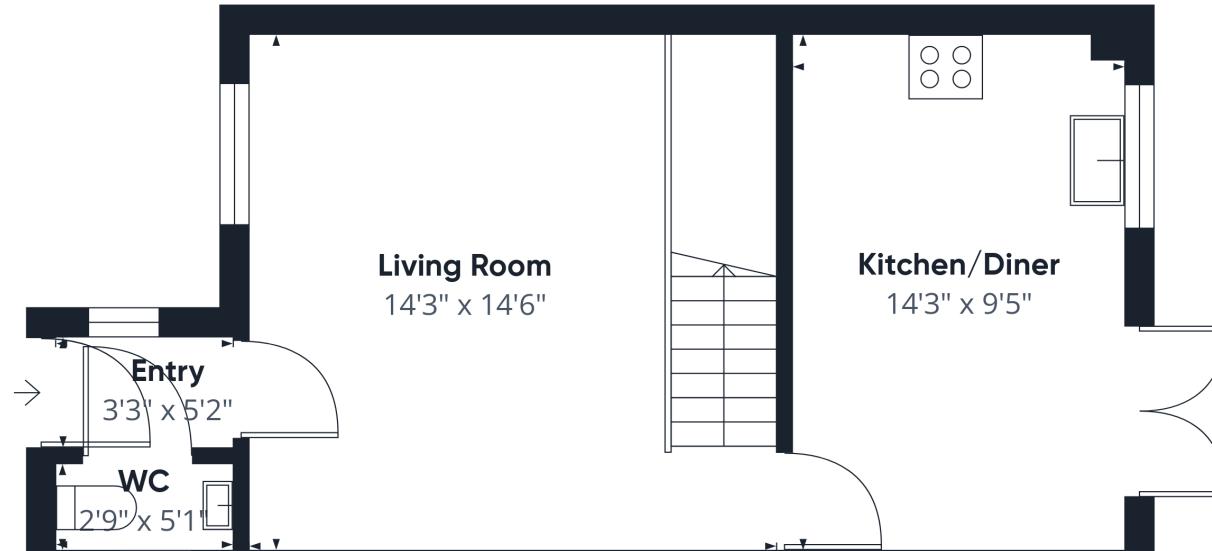
**Is the property listed?** No

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

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

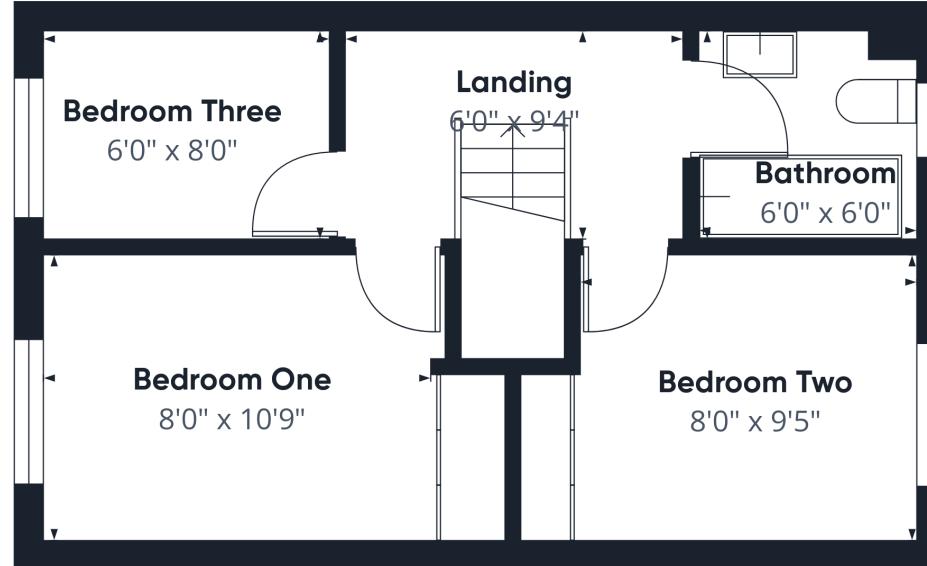
**The existence of any public or private right of way?** No





Approximate total area<sup>(1)</sup>

690 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360