

**FOR
SALE**



Headstock Close, New Ollerton, Newark, Nottinghamshire NG22 9XT

£175,000 - Freehold

Chadwells
Estate & Letting Agents

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

PROPERTY SUMMARY

A wonderful family home with stunning sunset views....Quiet Cul-de-Sac Location. This well-presented two-bedroom semi-detached property enjoys a desirable position within a peaceful cul-de-sac, offering attractive open field views to the front aspect. The accommodation is tastefully decorated in neutral tones throughout and comprises entrance hallway, lounge, kitchen diner with patio doors to the rear garden and a cloakroom to the ground floor. Upstairs there are two good size double bedrooms and a family bathroom. Externally, the property benefits from a private driveway leading to a single garage, together with an enclosed rear garden, ideal for outdoor dining and relaxation.

POINTS OF INTEREST

- Two Bedroom Semi Detached
- Beautiful and Tranquil Field Views to the Front Aspect
- Spacious Lounge with pleasant outlooks
- Modern Kitchen/Diner fitted with a range of units and French doors opening onto the rear garden
- Private Garage and Driveway
- Private and Enclosed Rear Garden



Entrance Hall

1.09m x 1.35m (3' 7" x 4' 5") Composite front door, stairs to first floor, radiator and ceiling light.

Lounge

2.99m x 4.54m (9' 10" x 14' 11") UPVC window to the front aspect with attractive open field views, radiator, under-stairs storage cupboard, TV point, ceiling light and doors to entrance hall and kitchen/diner.

Kitchen/Diner

4.01m x 2.36m (13' 2" x 7' 9") Fitted with base and wall units, roll top worktops, stainless steel sink and drainer, electric oven and grill, four ring gas hob with extractor fan over, space for washing machine and fridge-freezer, uPVC French doors and window to the rear, radiator and 2 ceiling lights.

Cloakroom

0.96m x 1.62m (3' 2" x 5' 4") Low flush WC, radiator and hand wash basin.

First Floor**Bedroom One**

3.05m x 4.09m (10' 0" x 13' 5") UPVC window to front aspect with views across adjacent fields, radiator and carpet flooring.

Bedroom Two

2.23m x 3.91m (7' 4" x 12' 10") Double bedroom which is currently being used as an office, with uPVC window to rear aspect, radiator, ceiling light and carpet flooring.

Family Bathroom

1.73m x 2.21m (5' 8" x 7' 3") Three-piece white suite comprising bath with mains shower over, low flush WC, hand wash basin, obscure glazed window to the side, part tiled walls, radiator and vinyl flooring.

Externally

To the front of the property the drive provides off road parking and leads to the single garage with up and over door, power and lighting. A door leads to the rear garden which is laid to lawn and fully fenced.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Driveway. Garage.

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.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

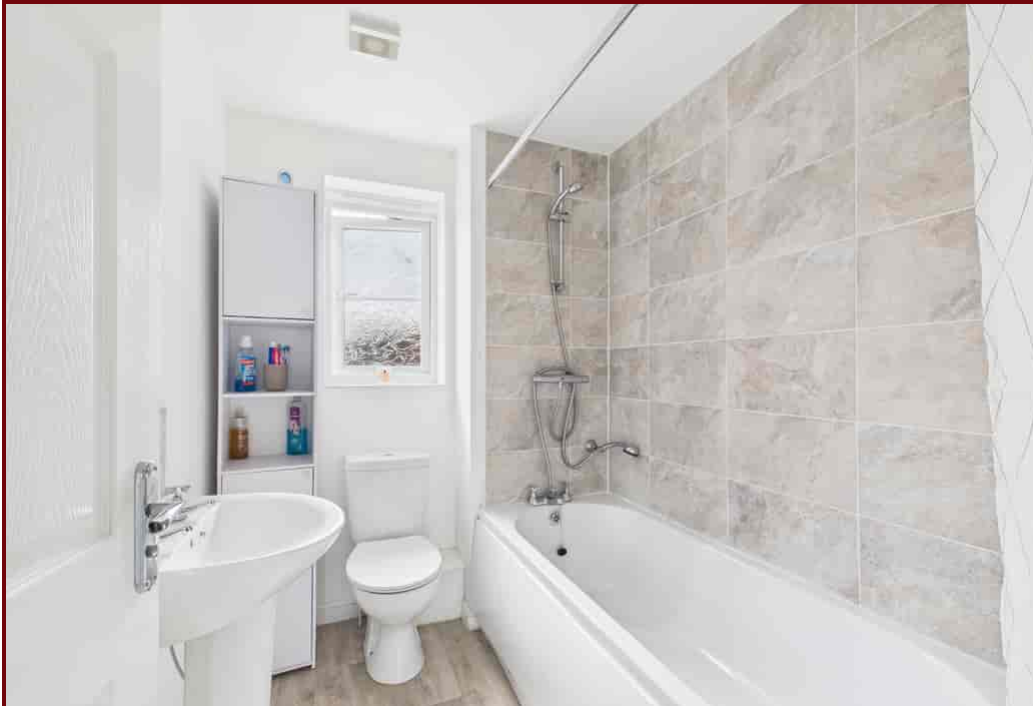
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

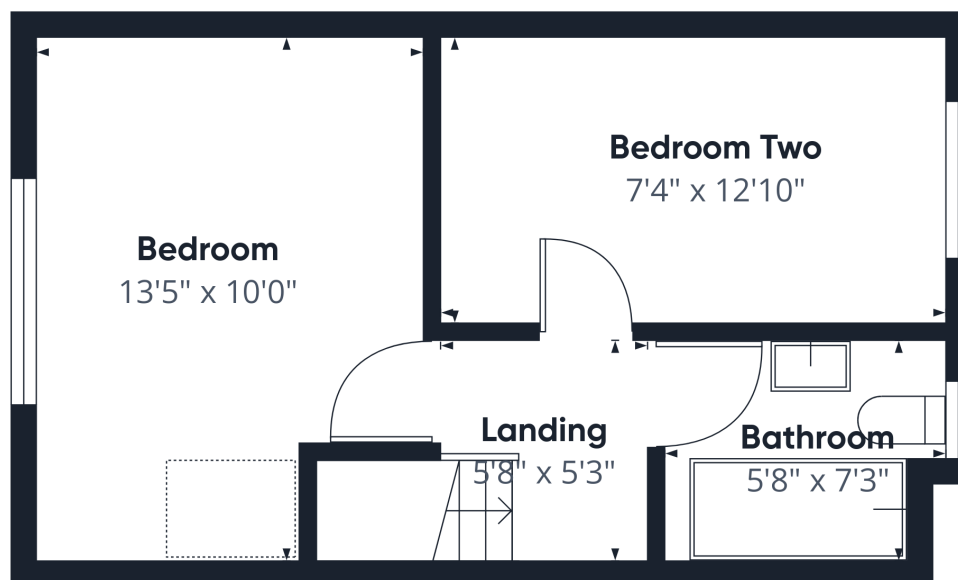
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
576 ft²

(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.

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