

FOR  
SALE



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

**£230,000 - Freehold**



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

## PROPERTY SUMMARY

Wonderfully presented detached home on Petersmith Park...This beautifully presented three-bedroom detached property, built in 2020 by Gleeson Homes, offers the perfect blend of contemporary living and family-friendly design. Located in a popular residential development, this home is ideal for first-time buyers, young families, or those looking to upsize.

## POINTS OF INTEREST

- Detached Property
- Built In 2020
- Ready to move straight into
- Ensuite Shower room to Master Suite
- No upward Chain



**Entrance Hall**

With a window to the side and access to the lounge.

**Lounge**

Spacious room with a window to the front elevation and feature media wall.

**Kitchen/Diner**

Complete with a range of matching cabinetry, inset sink and drainer, integrated appliances and a window to the rear elevation. There is also ample space furniture space complemented by patio doors giving access to the garden.

**Cloakroom**

Fitted with a hand wash basin and low flush WC.

**Landing**

With leading access to the three bedrooms and family bathroom. Loft access.

**Master Bedroom**

With carpeted flooring, central heating radiator, access to an ensuite and a window to the front elevation.

**Ensuite**

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

With a window to the rear elevation.

**Bedroom Two**

With carpeted flooring, central heating radiator and a window to the front elevation.

**Bedroom Three**

With carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

**Family Bathroom**

Three piece family suite including a hand wash basin, low flush WC and a bath. With a window to the rear elevation.

**Outside**

Low maintenance frontage with pathway leading to the front door along with a private driveway and garage allowing for off road parking. To the rear you will find a well kept garden which is mainly laid to lawn with a patio seating area and fence surround.

**Garage**

Accessible from the front elevation with an external door to the rear elevation.

## MATERIAL INFORMATION

**Council Tax:** Band B

N/A

**Parking Types:** Driveway. Garage.

**Heating Sources:** Double Glazing. 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



