

FOR
SALE



Beech Avenue, New Ollerton, Newark, Nottinghamshire NG22 9UJ

£180,000 - Freehold

Chadwells
Estate & Letting Agents

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

PROPERTY SUMMARY

Located in the heart of New Ollerton, this spacious three-bedroom home offers an exceptional opportunity for first-time buyers seeking a perfect blend of comfort, convenience, and charm. Nestled on a large corner plot, the property boasts not only ample living space but also an expansive enclosed rear garden, ideal for outdoor entertaining, relaxing, or family activities.

Step inside to discover three generously sized double bedrooms, providing plenty of room for rest and relaxation. Whether you're setting up a home office, a guest room, or simply want extra space for your growing family, these well-proportioned rooms cater to a variety of needs. The accommodation is thoughtfully designed to maximize natural light and provide a welcoming atmosphere throughout.

The heart of the home lies in the spacious and versatile living areas, perfect for everyday living and entertaining guests. The open layout allows for a smooth flow between rooms, making it easy to create a warm and inviting environment. The property's layout offers flexibility, allowing you to tailor the space to suit your lifestyle.

POINTS OF INTEREST

- Large Corner Plot
- Three Double Bedrooms
- Ample Living Space
- Ideal For First Time Buyer
- Within Walking Distance Of Amenities
- Enclosed Rear Garden
- Driveway Offering Ample Parking
- New soffits fitted 2024



Entrance Hall

5.10m x 13.6m (16' 9" x 44' 7") Enter through white UPVC door into main hallway. Carpet flooring, uPVC window to side aspect, radiator and stairs to first floor.

Living Room

13.5m x 14.1m (44' 3" x 46' 3") Bright and airy living room with carpet flooring, radiator, ceiling light, feature fireplace with gas fire, uPVC bay window to front aspect.

Kitchen/Diner

13.4m x 8.4m (44' 0" x 27' 7") 13.4m x 8.4m (44' 0" x 27' 7") Range of floor and wall units, laminate flooring, ceiling light, radiator, uPVC window overlooking garden, uPVC door leading to rear of property.

Family Bathroom

5.8m x 8.8m (19' 0" x 28' 10") White three piece suite, comprising of pedestal sink, low flush w/c and bath. Fully tiled walls and floor, radiator, ceiling light and obscure window to rear aspect.

First Floor Landing

Carpet flooring to stairs and landing, uPVC window to side aspect, ceiling light and airing cupboard.

Master Bedroom

16m x 9.3m (52' 6" x 30' 6") Carpet flooring, radiator, two uPVC windows to front aspect, ceiling light and built in wardrobe.

Bedroom Two

9.4m x 13.4m (30' 10" x 44' 0") Carpet flooring, ceiling light, radiator and uPVC window to rear aspect.

Bedroom Three

8.1m x 10m (26' 7" x 32' 10") Carpet flooring, ceiling light, radiator, built in wardrobe and uPVC window to rear aspect.

Externally

To the front of the property you have gated access to a good size driveway that extends down the side of the property, so providing ample parking. There is also a small lawned area. To the rear of the property is a good size, private that is mainly laid to lawn. There is also additional storage.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Brick

EPC Rating: D (59)

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⁾
873 ft²
Reduced headroom
14 ft²

(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.

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