

REDUCED



Hawthorn Drive, New Ollerton, Newark, Nottinghamshire NG22 9TG

£210,000 - Freehold

Chadwells

Estate & Letting Agents

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## PROPERTY SUMMARY

Beautiful Three-Bedroom Semi-Detached Home....Discover the perfect blend of comfort and contemporary living in this attractive three-bedroom semi-detached home. Designed for an easy lifestyle, the property boasts a low-maintenance exterior, allowing you to spend more time relaxing and enjoying your surroundings — especially with the private hot tub included in the rear garden, ideal for unwinding or entertaining guests.

Step inside to find a modern, well-equipped kitchen with stylish finishes and ample storage. The home offers three generously sized bedrooms, providing versatile space for family, guests, or a home office. The layout is practical and family-friendly.

## POINTS OF INTEREST

- Modern, stylish kitchen
- Three good-sized bedrooms
- Bright, well-presented interior throughout
- Low-maintenance exterior
- Private hot tub



**Entrance Hall**

Enter through the uPVC door into the entrance hall with laminate flooring, radiator, stairs off to the first floor, doors leading to the kitchen and lounge.

**Lounge**

The spacious lounge has wood flooring, radiator, large uPVC window to the front aspect, an opening leading into the dining/kitchen and a focal fireplace with electric log burner effect fire.

**Kitchen/Diner**

A modern, fully fitted kitchen complete with wall and base units, square top worksurfaces with inset sink, drainer and mixer tap. Integrated appliances including electric oven, microwave, dishwasher and electric hob with extractor above. A large breakfast bar area, space and plumbing for washing machine and a free standing fridge/freezer. UPVC window, radiator, doors leading to the hallway and WC.

The dining area has a radiator and large french doors leading to the rear garden.

**WC**

With low flush WC and hand wash basin. Wall mounted combi boiler and uPVC window.

**Landing**

With carpet flooring, uPVC window, doors leading to the three bedrooms, bathroom and WC. Loft access.

**Master Bedroom**

With laminate flooring, radiator and uPVC window.

**Bedroom Two**

With laminate flooring, uPVC window and radiator.

**Bedroom Three**

With laminate flooring, uPVC window and radiator.

**Bathroom**

Complete with paneled bath, hand wash basin and walk in shower cubicle.

**WC**

With low flush WC.

**Outside**

The front of the property has a large driveway that is laid to resin. It is surrounded with composite fencing and has side access to the rear garden. Electrical car charging point.

The rear garden has a large decked area which has space for seating and a covered area with hot tub. There is an area laid to artificial grass and a wood lodge to the rear which has power, lighting and an outside bar area.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Driveway.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

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

**Accessibility Types:** None.

**EPC Rating:** C (69)

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

**Flooding Sources:**

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

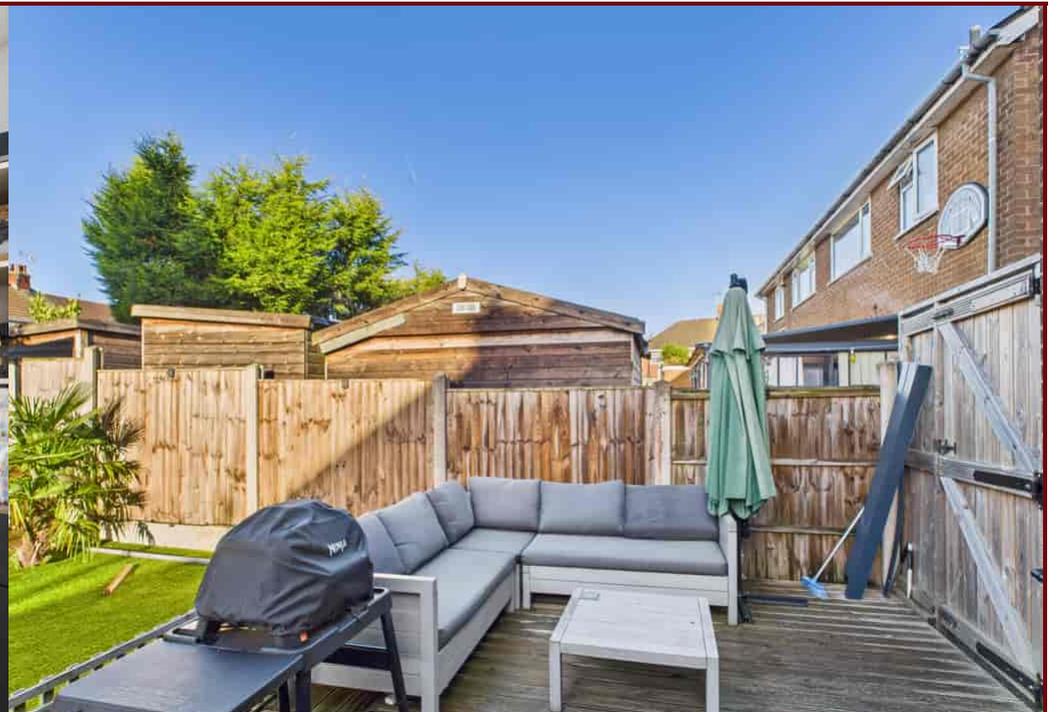
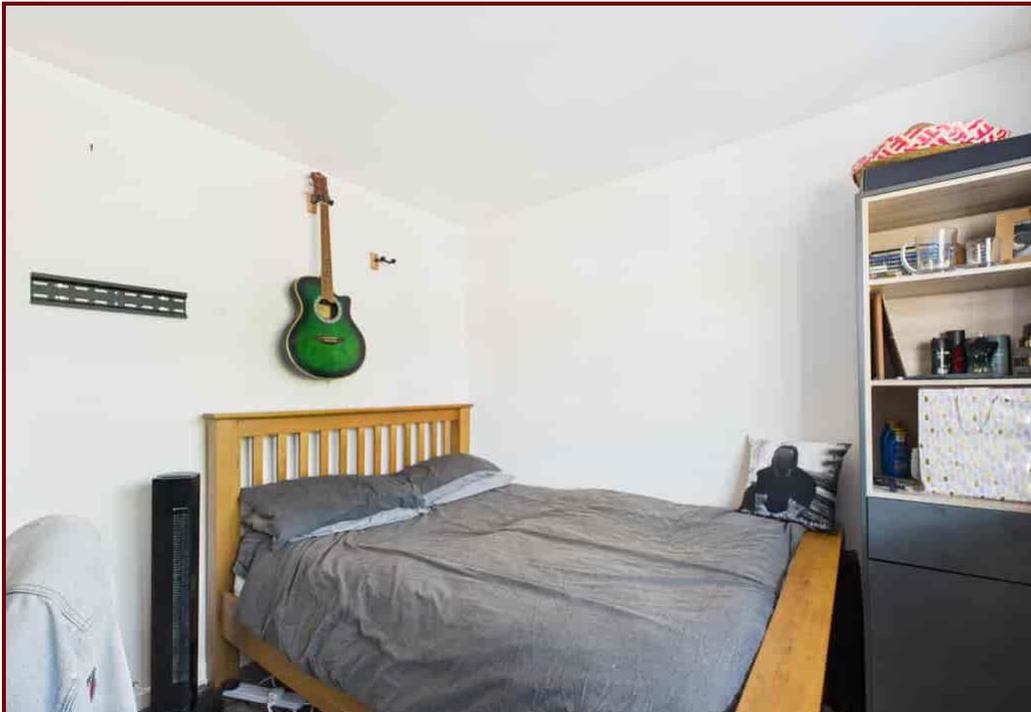
**Any risk of coastal erosion?** No

**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

Approximate total area<sup>(1)</sup>  
840 ft<sup>2</sup>



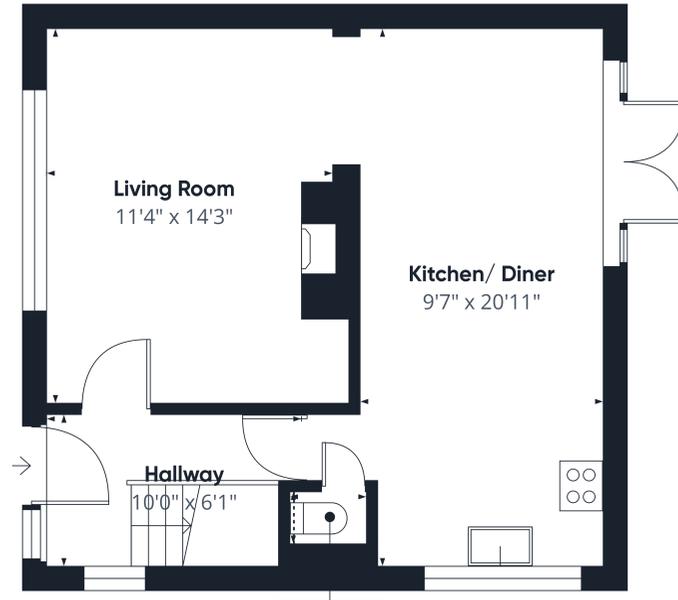
Floor 1

(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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Floor 0

Approximate total area<sup>(1)</sup>  
441 ft<sup>2</sup>

(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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