

**FOR
SALE**



Parkgate Close, New Ollerton, Newark, Nottinghamshire NG22 9XP

£165,000 - Freehold

Chadwells
Estate & Letting Agents

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

PROPERTY SUMMARY

Modern & Homely... This immaculately presented two bedroom semi detached property sits proudly on the outskirts of Ollerton and offers modern living throughout. Internally the property comprises entrance hallway, lounge, kitchen diner with patio doors to the rear garden and a cloakroom to the ground floor. To the first floor there are two good size double bedrooms and a family bathroom. Externally, the property benefits from a private driveway offering ample off road parking, together with an enclosed rear garden. This modern home is ideally suited to first-time buyers, professional couples, or those seeking a downsize in a quiet yet convenient location. Viewing is highly recommended to appreciate all this property has to offer.

POINTS OF INTEREST

- Modern Living
- Downstairs WC
- Two Generous Bedrooms
- Driveway Offering Ample Parking
- Desirable Location
- NHBC Warranty



Entrance Hall

Accessed through a composite door to the front aspect and having carpet flooring, radiator, pendant light fitting and stairs off to the first floor landing.

Lounge

2.99m x 4.54m (9' 10" x 14' 11") With laminate flooring, uPVC window to the front aspect, ceiling light fitting, radiator, under stairs storage, TV & BT points.

Kitchen Diner

4.04m x 2.39m (13' 3" x 7' 10") Fitted with a range of wall and base units having roll top work surfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include electric oven and gas hob with extractor hood over. Tiled splash backs and flooring, uPVC window to the rear aspect, radiator, two ceiling light fittings, wall mounted boiler, French doors to the rear garden, space and plumbing for a washing machine and fridge freezer.

WC

0.96m x 1.60m (3' 2" x 5' 3") Fitted with a low flush WC and wall mounted hand wash basin. Tiled flooring, ceiling light fitting, radiator and extractor fan.

First Floor Landing

With carpet flooring, radiator, pendant light fitting and loft access.

Bedroom One

3.10m x 3.05m (10' 2" x 10' 0") 3.10m x 3.05m (10' 2" x 10' 0") With carpet flooring, uPVC window to the front aspect, built in storage, pendant light fitting and radiator.

Bedroom Two

2.21m x 3.88m (7' 3" x 12' 9") With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

Bathroom

1.73m x 2.18m (5' 8" x 7' 2") Fitted with a three piece suite comprising of bath with mixer shower over, pedestal hand wash basin and low flush WC. Obscure uPVC window to the rear aspect, vinyl flooring, chrome heated towel rail, tiled splash backs, ceiling light fitting and extractor fan.

Externally

To the side of the property is a private driveway offering ample off road parking with gated access to the rear garden. The rear garden is laid to lawn with an outside tap.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

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

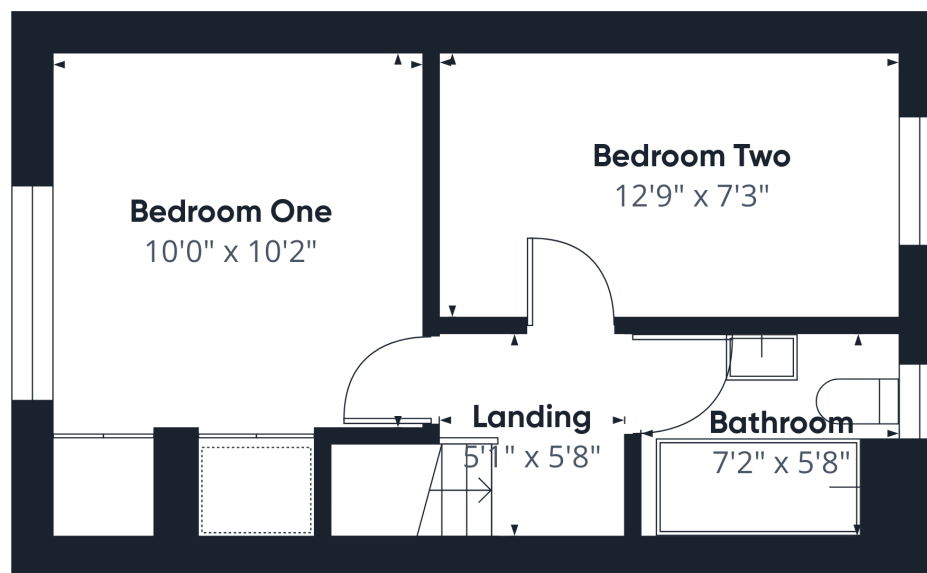
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
580 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.

GIRAFFE360