

FOR
SALE



17 Poppy Avenue, Ollerton, Nottinghamshire NG22 9XS

£180,000 - Freehold

Chadwells

Estate & Letting Agents

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

PROPERTY SUMMARY

Charming 3-bedroom semi-detached house in the heart of Ollerton, sits perfectly in a cul-de-sac location offering a perfect blend of comfort and convenience for families and professionals alike. This delightful home boasts a spacious reception room filled with natural light, a well-appointed kitchen provides ample space for meal preparation and casual dining and a WC to the ground floor. Upstairs, three generous bedrooms offer plenty of room for rest and storage, while the modern bathroom features contemporary fittings for added convenience. Outside, the property benefits from a private rear garden, ideal for outdoor activities or enjoying a quiet moment in the fresh air, parking is allocated to the front of the property. Located close to local amenities, schools, and transport links, this property provides excellent access to everything you need while maintaining a peaceful residential feel. This semi-detached house in Ollerton offers a fantastic opportunity to secure a comfortable and welcoming home in a sought-after area. Don't miss the chance to make this lovely property yours – arrange a viewing today!

POINTS OF INTEREST

- Situated In A Quiet Cul De Sac
- Three Bedrooms
- Downstairs WC
- Allocated Parking
- Neutral Decor Throughout
- Desirable Location



Entrance Hall

Accessed through a composite door to the front aspect and having carpet flooring, pendant light fitting and uPVC window to the side aspect.

WC

Fitted with a two piece suite comprising of low flush WC and wall mounted hand wash basin. Tiled flooring, radiator, pendant light fitting and obscure uPVC window.

Lounge

With carpet flooring, uPVC window to the front aspect, understairs storage cupboard, radiator, pendant light fitting and stairs off the first floor landing.

Kitchen Diner

Fitted with a range of wall and base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated electric oven and hob with extractor hood over. Space and plumbing for washing machine, dishwasher and upright fridge freezer. French doors opening onto the rear garden, uPVC to the rear aspect, tiled splash backs, radiator, vinyl flooring and two ceiling light fittings.

Landing

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

Bedroom One

With carpet flooring, uPVC window to the front aspect, radiator and pendant light fitting.

Bedroom Two

With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

Bedroom Three

With carpet flooring, uPVC window to the front aspect, radiator and pendant light fitting.

Family Bathroom

Fitted with a three piece suite comprising of bath with shower over, pedestal hand wash basin and low flush WC. Vinyl flooring, obscure uPVC window to the rear aspect, radiator, tiled splash backs and ceiling light fitting.

Externally

The front of the property is mainly laid to lawn with private parking for two cars. The rear garden is fully enclosed and is mainly laid to lawn with a patio area additionally benefitting from an outside tap.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Allocated.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Floor: Average thermal transmittance 0.14 W/m²·K

Roof: Average thermal transmittance 0.1 W/m²·K

Walls: Average thermal transmittance 0.28 W/m²·K

Windows: High performance glazing

Lighting: Low energy lighting in all fixed outlets

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



