

FOR
SALE



Whitewater Road, New Ollerton, Newark, Nottinghamshire NG22 9XB

£160,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

This modern and well-presented three-bedroom semi-detached house is ideally located in the popular residential area of Ollerton, close to local amenities, offering comfortable family living with excellent practical features. The property boasts a stunning contemporary kitchen, thoughtfully designed with modern finishes and ample workspace — perfect for both everyday living and entertaining. The spacious layout flows beautifully, and is complimented with a spacious lounge to the ground floor, creating a bright and welcoming atmosphere throughout. Upstairs, you'll find three well-proportioned bedrooms, ideal for families, professionals, or those needing home-office space. Outside, the home really shines with an enclosed rear garden, providing a private and secure space for relaxing, children, or pets. To the front, the property benefits from off-road parking as well as a garage, offering excellent storage and convenience. Viewings are a must to appreciate all this property has to offer.

POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Sought After Location
- Low Maintenance Garden
- Off Road Parking
- Three Generous Bedrooms
- Modern Semi Detached House



Entrance Hall

Accessed through a uPVC door to the front aspect with glazed side panels and having laminate flooring, radiator, ceiling light fitting and stairs off to the first floor landing.

Lounge

10' 1" x 18' 2" (3.07m x 5.54m) With a feature electric fire having a modern surround and hearth. Laminate flooring, uPVC window to the front aspect, French doors giving access to the rear garden, radiator, two ceiling light fittings, TV and BT points.

Kitchen Diner

11' 4" x 18' 1" (3.45m x 5.51m) Fitted with a range of modern wall and base units with under cabinet lighting having marble effect worksurfaces over inset with a composite sink, drainer and mixer tap. Freestanding Range style cooker with extractor hood over, space for upright fridge freezer and washing machine. Tiled splash backs, ceiling spotlights, built in storage cupboards, radiator, tiled flooring, uPVC windows to the side and rear aspect and door to the rear garden.

First Floor Landing

With carpet flooring, storage cupboard housing boiler, loft access and ceiling light fitting.

Bedroom One

10' 3" x 12' 4" (3.12m x 3.76m) With carpet flooring, uPVC window to the front aspect, radiator and ceiling light fitting.

Bedroom Two

10' 0" x 9' 3" (3.05m x 2.82m) With laminate flooring, dual aspect uPVC windows, radiator and ceiling light fitting.

Bedroom Three

6' 11" x 8' 7" (2.11m x 2.62m) With carpet flooring, uPVC window to the rear aspect, radiator and ceiling light fitting.

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m) Fitted with a three piece suite comprising of bath with electric shower over, wash basin set in a vanity unit and low flush WC. Fully tiled walls, obscure uPVC window to the rear aspect, vinyl flooring and ceiling light fitting.

External

To the front of the property is block paved with decorative borders offering ample off road parking space. There is a shared driveway giving access to the garage and fully enclosed rear garden. The rear garden is set over two levels, the lower tier benefits from a good sized patio and steps leading to the top tier which is laid to lawn. Additionally there is an outside tap and a gate which allows access from the driveway.

Garage

Detached brick garage with double wooden doors to the front aspect.

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.

Building Safety

None Known

Mobile Signal

4G data and voice

Construction Type

Floor: Solid, no insulation (assumed). Roof: Pitched, some insulation. Walls: Cavity wall, filled cavity Windows. Fully double glazed. Lighting: some low energy lighting

Existing Planning Permission

None known

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

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

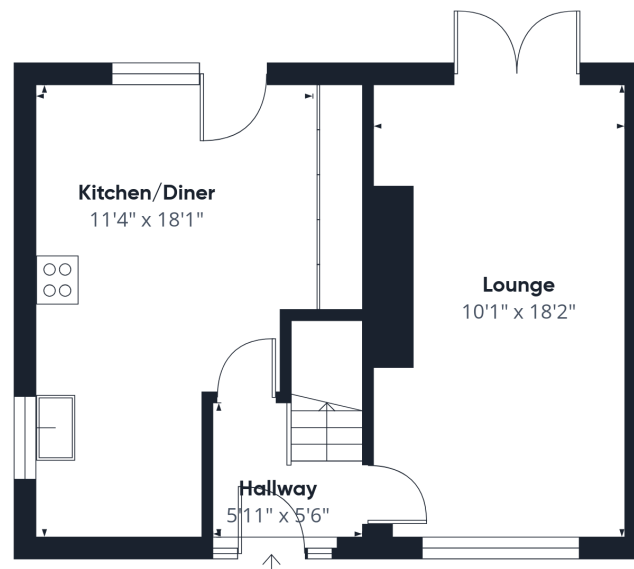
Is the property listed? No

Are there any restrictions associated with the property? No

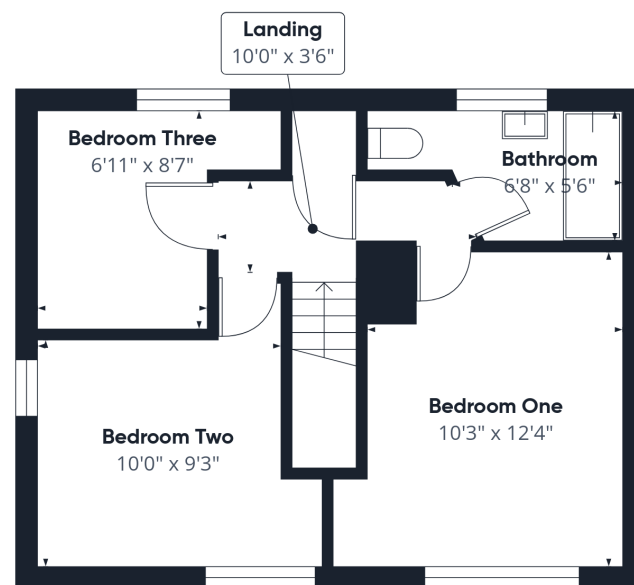
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1



Approximate total area⁽¹⁾
795 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.

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