

FOR
SALE



Dove Croft, New Ollerton, Newark, Nottinghamshire NG22 9RQ

£160,000 - Freehold

Chadwells
Estate & Letting Agents

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

PROPERTY SUMMARY

POINTS OF INTEREST

- Three Bedrooms
- Spacious Living Accomadation
- Wrap Around Garden
- Private Driveway
- Garage & Private Driveway
- No Upward Chain



Entrance Hall

4' 3" x 2' 9" (1.30m x 0.84m) Enter through the uPVC door into the entrance hall with carpet flooring, stairs off to the first floor, doors to the kitchen/diner and lounge.

Lounge

9' 10" x 19' 6" (3.00m x 5.94m) With carpet flooring, dual aspect uPVC windows, radiator and gas fire.

Kitchen/Diner

11' 0" x 19' 6" (3.35m x 5.94m) Fitted with wall and base units, roll top worksurfaces with inset stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine, fridge/freezer and dishwasher. Integrated electric oven, hob and extractor fan above. Dual aspect uPVC windows, uPVC door to the side, radiator, understairs storage cupboard and carpet flooring.

Landing

2' 6" x 9' 10" (0.76m x 3.00m) With carpet flooring, doors leading to the three bedrooms, bathroom and airing cupboard housing boiler. Loft access.

Master Bedroom

11' 5" x 10' 4" (3.48m x 3.15m) With carpet flooring, radiator, uPVC window and store cupboard.

Bedroom Two

13' 6" x 8' 11" (4.11m x 2.72m) With carpet flooring, radiator and uPVC window.

Bedroom Three

6' 3" x 10' 6" (1.91m x 3.20m) With carpet flooring, radiator and uPVC window.

Family Bathroom

7' 4" x 5' 8" (2.24m x 1.73m) Fitted with a three piece suite comprising bath with shower, low flush WC and hand wash basin. Tiled walls, obscure window and ladder style radiator.

Outside

The wrap around gardens are laid mainly to lawn with flowers, shrubs and trees. There is a private driveway that leads to a detached garage and a brick built store shed.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,313.00

Parking Types: Driveway. Garage.

Heating Sources: Central. Double Glazing.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Concrete

Existing Planning Permission

No

Coalfield or Mining

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

EPC Rating: D (65)

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

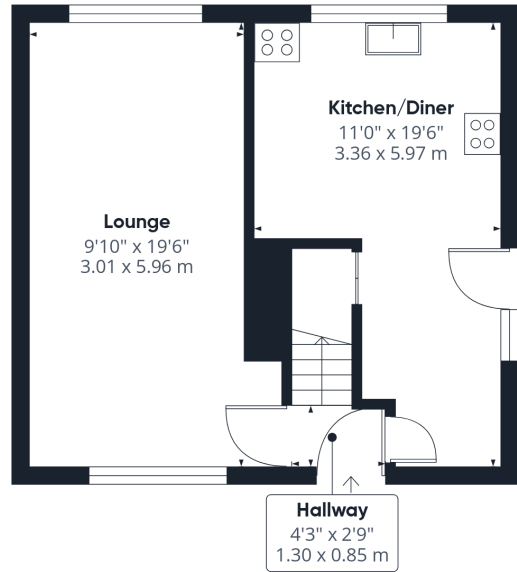
Is the property listed? No

Are there any restrictions associated with the property? No

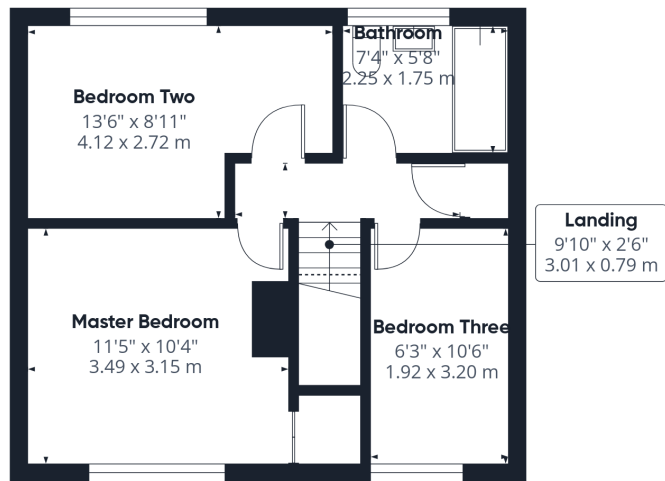
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1



Approximate total area⁽¹⁾

774 ft²
71.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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