

FOR
SALE



Newark Road, New Ollerton, Newark, Nottinghamshire NG22 9QG

£220,000 - Freehold

Chadwells
Estate & Letting Agents

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

PROPERTY SUMMARY

POINTS OF INTEREST

- Popular Location
- Finished to a High Standard Throughout
- Off Road Parking
- Extensive Private Rear Garden with Purpose Built Bar
- Air Source Heat Pump



Entrance Hall

Enter through the uPVC door into the entrance hall with wood effect vinyl flooring, radiator, stairs off to the first floor and doors leading to the kitchen and utility room.

Kitchen

This modern, fully fitted kitchen includes wall and base units, square edge work surfaces with in set sink, drainer and mixer tap. Integrated appliances including electric oven, hob with extractor above, dishwasher and space for fridge. a large breakfast bar, wood effect vinyl flooring, radiator, an opening into the dining room and dual aspect uPVC windows.

Dining Room

With wood effect vinyl flooring, radiator, French doors leading into the conservatory and an opening into the lounge.

Lounge

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

Conservatory

With tile effect vinyl flooring and French doors leading to the rear garden.

Utility Room

With space and plumbing for washing machine and tumble dryer. Obscure window.

Landing

With carpet flooring, doors leading to the three bedrooms, bathroom and airing cupboard. UPVC window and loft access with pull down ladder.

Master Bedroom

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

The bathroom is fitted with a modern four piece suite comprising bath, corner walk in cubicle with mains fed shower, hand wash basin set on vanity unit and low flush WC. Vinyl flooring, heated towel rail, tiled splash backs and obscure uPVC window.

Outside

To the front of the property there is a blocked paved area to allow for off road parking, a electric car charging point, a evergreen hedge gives privacy from the street and there is a small lawn area.

The extensive rear garden is immaculately kept with Ollerton Pit Woods forestry to the rear given beautiful views and excellent privacy. Laid mainly to lawn with a large patio area for seating and entertaining guests. Flower beds run alongside the lawn edge and have an array of small ever green plants, flowers and trees.

The purpose built bar is the perfect addition to this garden. Built completely from wood, the bar is equipped with power, lighting and has its very own wifi. There is seating both inside and out, meaning it can be used all year round.

Additional benefits to the rear garden include outside tap and electrical power points.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,272.00

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

Building Safety

None

Mobile Signal

5G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

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 (60)

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

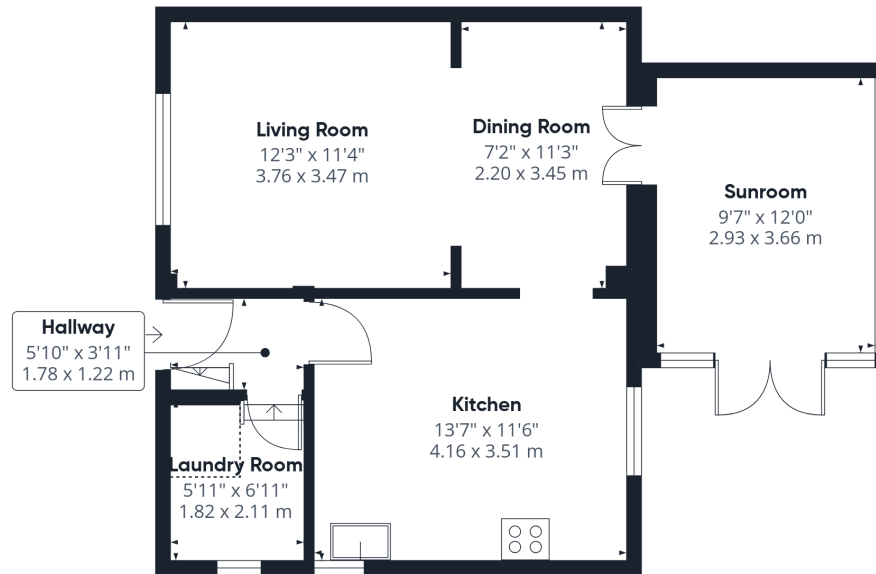
Is the property listed? No

Are there any restrictions associated with the property? No

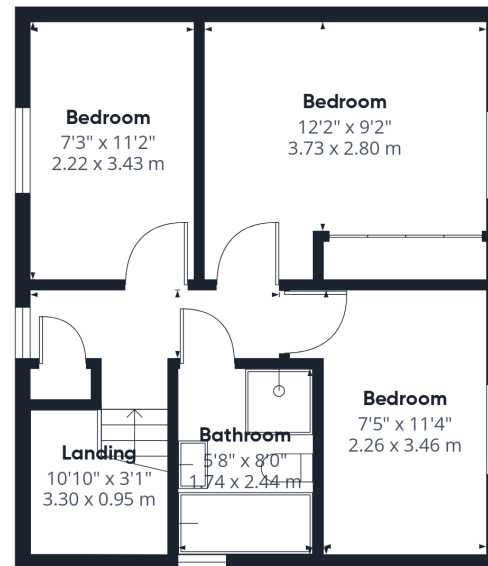
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1



Approximate total area⁽¹⁾

962 ft²
89.4 m²

Reduced headroom

9 ft²
0.9 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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