

TO
LET



Pastures View, New Ollerton NG22 9YJ

£1,550 pcm

Chadwells
Estate & Letting Agents

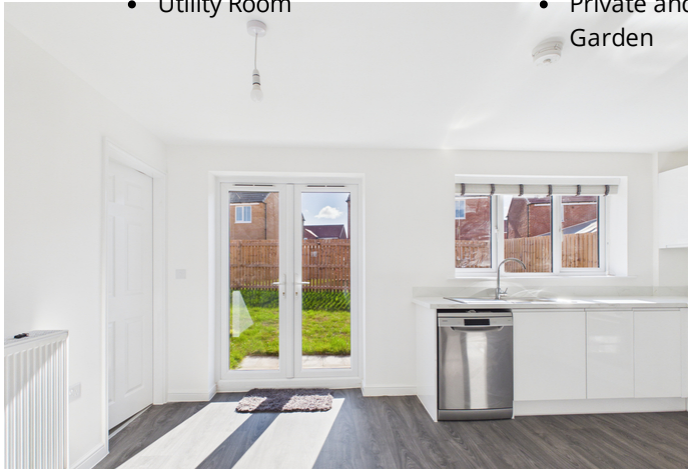
Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Discover this exquisite four-bedroom executive detached house in the sought-after location of New Ollerton, perfectly designed for modern family living and ready to move into. Boasting generous and well-proportioned accommodation, this home effortlessly blends comfort and style. Inside, you will find a bright and airy kitchen diner that serves as the heart of the property, complemented by a spacious reception room ideal for relaxing or entertaining. The master bedroom benefits from a sleek en-suite shower room, while three additional bedrooms and bathrooms provide ample space for family and guests. Outside, a private and enclosed rear garden offers tranquility and privacy, accompanied by a garage and private driveway for convenient parking. Enjoy stunning field views that enhance the peaceful ambiance of this charming residence.

POINTS OF INTEREST

- Four Bedroom Executive Detached Property
- Ready To Move In
- Bright and Airy Kitchen Diner
- Utility Room
- Master bedroom with en-suite shower room
- Field Views
- Garage & Private Driveway
- Private and Enclosed Rear Garden



Entrance Hall

15' 8" x 6' 2" (4.78m x 1.88m) Enter through the composite door into the hall way with laminate flooring, stairs off to the first floor and doors leading to the the open plan kitchen diner, cloakroom, understairs storage and lounge.

Cloakroom

5' 6" x 2' 10" (1.68m x 0.86m) With low flush WC handwash basin, radiator and vinyl flooring.

Lounge

15' 8" x 9' 5" (4.78m x 2.87m) With carpet flooring, radiator, ceiling light and uPVC window to front aspect.

Kitchen Diner

10' 4" x 15' 11" (3.15m x 4.85m) With laminate flooring, white high gloss floor and wall units with marble effect worktop. Stainless steel sink and mixer tap, integrated electric oven, gas hob with extractor above. Fridge/freezer and dishwasher. uPVC window to rear aspect. Radiator, two ceiling lights and smoke alarm.

The dining room area befits from ample space for family dining and french doors leading to garden.

Laundry/Utility Room

4' 9" x 10' 3" (1.45m x 3.12m) With laminate flooring, high gloss base unit, stainless steel sink with mixer tap and washing machine. UPVC door leading to back garden, ceiling light and radiator.

Landing

5' 10" x 9' 5" (1.78m x 2.87m) With carpet flooring, radiator, store cupboard and doors leading to all bedrooms and family bathroom.

Master Bedroom

10' 4" x 12' 9" (3.15m x 3.89m) With carpet flooring, radiator, ceiling light and built in cupboard. Two uPVC windows with field views to the front aspect and door leading into the ensuite bathroom.

En-Suite

5' 11" x 5' 7" (1.80m x 1.70m) Fitted with a three piece suite comprising walk in shower with glass cubicle, hand wash basin and low flush WC. Vinyl flooring, radiator, ceiling light, extractor fan and obscure window to side aspect.

Bedroom Two

9' 9" x 11' 5" (2.97m x 3.48m) With carpet flooring, radiator, ceiling light, built in wardrobe with mirrored sliding doors and uPVC window to rear aspect.

Bedroom Three

9' 1" x 11' 3" (2.77m x 3.43m) With carpet flooring, radiator, ceiling light, built in wardrobe with mirrored sliding doors and uPVC window to rear aspect.

Bedroom Four

6' 11" x 10' 4" (2.11m x 3.15m) With carpet flooring, radiator, ceiling light, built in wardrobe with mirrored sliding doors and uPVC window to front aspect.

Family Bathroom

6' 8" x 7' 2" (2.03m x 2.18m) With a three piece suite comprising bath, with shower over and glass shower screen, hand wash basin and low flush WC. Vinyl flooring, ceiling light, extractor fan and obscure uPVC window to side aspect.

Externally

To the front of the property the garden is mainly laid to lawn with tarmac driveway for two cars and leading to the garage with up and over door. A side gate leads to the rear of the fully enclosed rear garden which is laid to lawn.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: B (84)

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

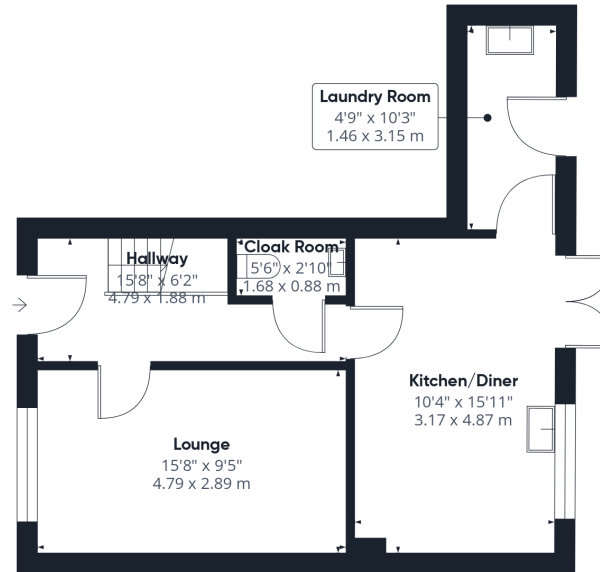
Is the property listed? No

Are there any restrictions associated with the property? No

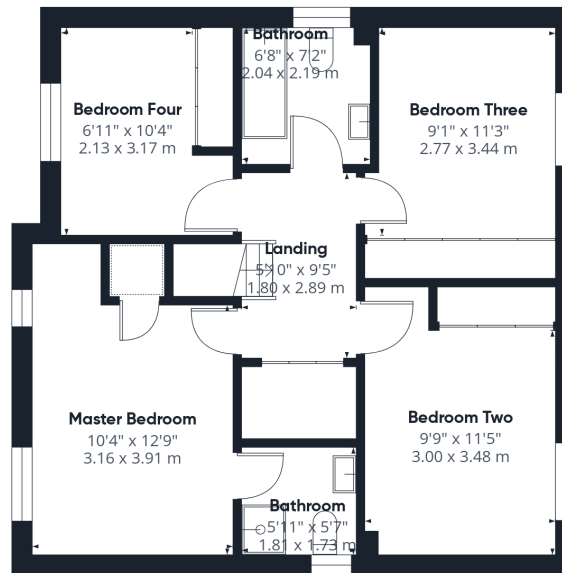
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1

Approximate total area⁽¹⁾

1117 ft²

103.7 m²

(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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