



TO
LET

Breck Bank Crescent, New Ollerton, Newark, Nottinghamshire NG22 9XH

£825 pcm

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Three bed room semi- detached property. Welcome to this charming three-bedroom semi-detached house situated in the heart of New Ollerton. This delightful home offers a bright and airy living space, a generously sized kitchen diner, and a private rear garden ideal for outdoor enjoyment. With off-road parking and close proximity to local amenities.

POINTS OF INTEREST

- Three Bed Semi Detached
- Bright and Airy Living Room
- Good Sized Kitchen Diner
- Off Road Parking
- Private Rear Garden
- Close to local amenities



Entrance Hall

Accessed through a uPVC glass door and having tiled flooring, radiator, doors leading to lounge and kitchen and stairs off to first floor landing.

Living Room

18' 4" x 10' 0" (5.59m x 3.05m) With laminate flooring, Adam's style fire surround, marble inset and hearth and gas fire insert. Two radiators, and windows to front and rear aspects.

Kitchen Diner

19' " x 13' 6" (NaNm x 4.11m) Fitted with a range of modern beech finish wall and base units along with roll top work surfaces over inset with a sink, drainer and mixer tap. Integrated four ring ceramic hob and single electric oven. Space and plumbing for washing machine, fridge freezer and dishwasher. Tiled flooring, radiator, uPVC window to side aspect and french doors leading to rear garden.

Landing

With carpet flooring, built in storage cupboard housing the combi boiler and loft access.

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m) With laminate flooring, radiator and window to front aspect.

Bedroom Two

10' 3" x 9' 6" (3.12m x 2.90m) With carpet flooring, radiator and windows to front and side aspects.

Bedroom Three

With carpet flooring, radiator and window to rear aspect.

Bathroom

Fitted with a two piece suite comprising of bath with shower over, and pedestal hand basin. Fully tiled walls and flooring, heated towel rail, obscure uPVC window to the rear aspect.

w/c

With low flush WC, fully tiled walls and floor, obscure glass window to the rear aspect.

Externally

The front of the property is block paved allowing ample off road parking space. Extra parking is also given by the shared driveway to the side which gives access to a single brick built garage and separate storage area.

The rear garden is fully enclosed and is separated into two areas, one with patio paving and the other a lawned area.

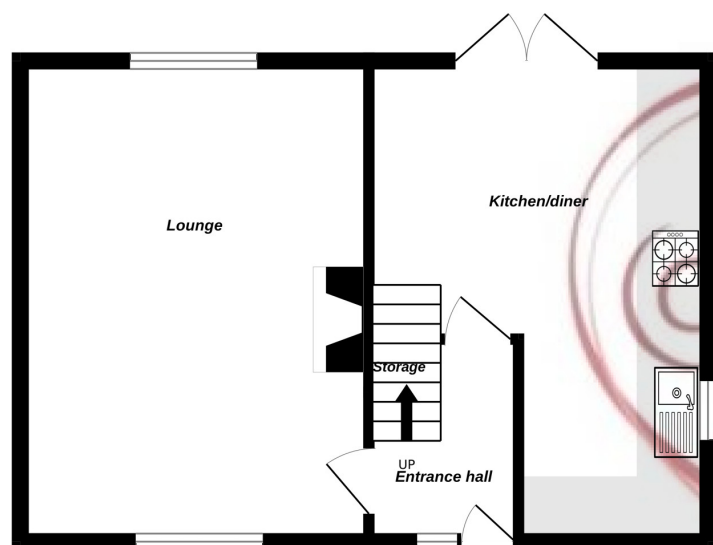
MATERIAL INFORMATION

Parking Types: Off Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

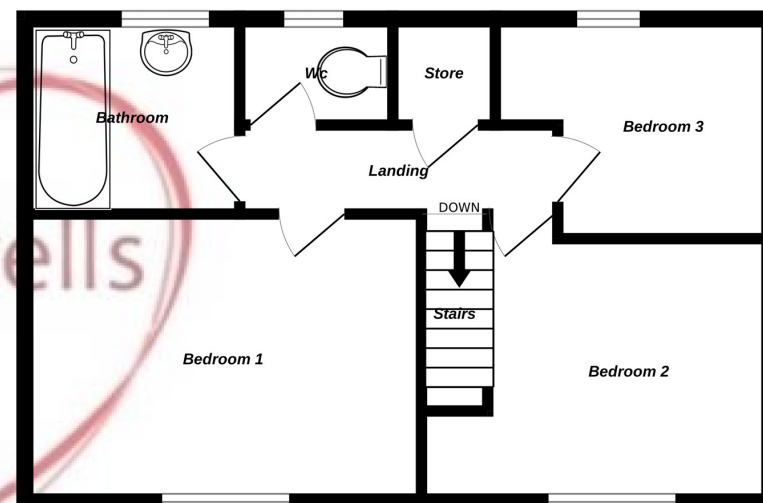
EPC Rating: D (62)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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