



Offers Over £170,000 Freehold

4 PETERSMITH DRIVE | NEW OLLERTON | NEWARK | NG22 9RU



****MORE PHOTOS TO FOLLOW****

LOOKS LIKE HOME!... This immaculate semi-detached property is currently listed for sale. It has been meticulously maintained, showcasing pristine interiors that are sure to impress potential buyers. The location of this home certainly offers convenience. It's situated near schools, making it a fabulous choice for those with children. Local amenities are also within easy reach, ensuring everyday essentials are a breeze to access. Green spaces and parks are nearby, perfect for families! Plus, the property offers a beautiful view, further adding to its charm.

As you enter you will be greeted by the welcoming entrance hall. The property features a generous reception room that boasts a warm and cosy feel with the focal point is the feature fireplace. The kitchen is well-appointed and fitted with an attractive range of units, with ample room for dining and offers access directly onto the garden, providing a seamless indoor-outdoor living experience. Completing the ground floor is a shower room, which is fitted with a three-piece suite in white.

Ideal for families and couples, the upstairs accommodation consists of three well-sized bedrooms and the family bathroom, ensuring there is plenty of space for everyone.

The property oozes curb appeal and is beautifully positioned. There is a lawn to the front, and a shared driveway to the side which in turn provides access to a park space and garage. The rear garden is enclosed and has been tastefully landscaped, offering a delightful space to enjoy during those Summer months. The garden features two patio areas with the rest being mainly laid to lawn. There are two useful storage sheds, one of which has power. A side access gate provides access to the driveway and garage.

Don't miss out. Call today to view!



Entrance Hall

Laid with laminate flooring. With stairs rising to the first floor, a central heating radiator, and an under-stairs storage cupboard. Doors provide access into;

Lounge

There is a feature fireplace housing an electric fire. With a window to the front elevation, and a central heating radiator.

Kitchen/Diner

The kitchen is fitted with a modern range of wall and base units with sink and drainer set into work surface. There is space for a range of appliances including a range cooker, fridge/freezer, tumble dryer, and further space and plumbing for a washing machine. The kitchen also lends itself as a dining room, as it offers plenty of space for a dining table and chairs, ideal for family meals or entertaining family and friends. With a window to the front elevation, window to the side elevation, and a central heating radiator. There are french patio doors which provide access onto the rear garden for convenience.

Downstairs Shower Room

The downstairs shower room offers convenience, and is fitted with a

three-piece suite in white comprising low level WC, hand wash basin, and a shower cubicle with an electric shower. Laid tiled flooring and tiled walls. With an opaque window to the front elevation, and a chrome heated towel rail.

Landing

Laid with carpet flooring. a window to the side elevation, and loft hatch access. The loft has access ladders and is boarded for storage. Doors provide access into;

Bedroom One

With a window to the front elevation, and a central heating radiator.

Bedroom Two

With a window to the front elevation, a central heating radiator, and a useful storage cupboard.

Bedroom Three

With a window to the front elevation, and a central heating radiator.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a p-shape bath with complimentary tiled splash-back, low level WC, and a hand wash basin. With an opaque window to the side elevation,

opaque window to the rear elevation, and a heated towel rail.

Outside

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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