



Yew Tree Road

New Ollerton



Offers in Excess of £180,000

Chadwells
Estate & Letting Agents





*Beautifully Presented Family
Home...*





Yew Tree Road





Welcome

Sit on a good sized corner plot within the heart of Ollerton this three bedroom semi detached house is located close to all local amenities including shops, transport links and park. Offering an abundance of space both internally and externally this really is one not to be missed! Internally the property boasts a modern kitchen diner, utility room and lounge to the ground floor with the first floor housing three well proportioned bedrooms and a fully fitted bathroom. Externally you will find a good sized driveway to the side offering ample off road parking space and giving access to the triple garage. Viewings are a must, contact our office today to avoid missing out!



Step inside...

Entrance Hall

Accessed through a uPVC door to the front aspect and having wood effect tiled flooring, pendant light fitting, radiator and stairs off to the first floor landing.

Kitchen 10' 2" x 13' 5" (3.1m x 4.1m)

Fitted with a range of shaker style wall and base units having square edge worksurfaces inset with a ceramic sink, drainer and mixer tap. Integrated appliances include electric oven, ceramic hob with extractor fan over, dishwasher, fridge and freezer. Tiled splash backs, uPVC window to the rear aspect, wood effect tiled flooring, radiator, ceiling spotlights, under stairs storage space and obscure glazed uPVC door to the side aspect.

Lounge 17' 11" x 10' 11" (5.45m x 3.32m)

Having a feature electric fire with marble insert and hearth having a wood surround. Laminate flooring, uPVC window to the front aspect, French doors opening onto the decked seating area to the rear of the property, decorative ceiling light fitting, radiator and TV point.

Utility Room 7' 3" x 7' 1" (2.21m x 2.17m)

With space and plumber for a washing machine and tumble dryer, wood effect tiled flooring, obscure uPVC window to the front aspect, ceiling spotlights, radiator and uPVC door to the side aspect.

First Floor Landing

With carpet flooring, airing cupboard housing the combi boiler, uPVC window to the rear aspect, loft access and pendant light fitting.

Bedroom One 12' 2" x 10' 6" (3.7m x 3.2m)

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

Bedroom Two 8' 6" x 10' 10" (2.6m x 3.3m)

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

Bedroom Three 8' 6" x 7' 3" (2.6m x 2.2m)

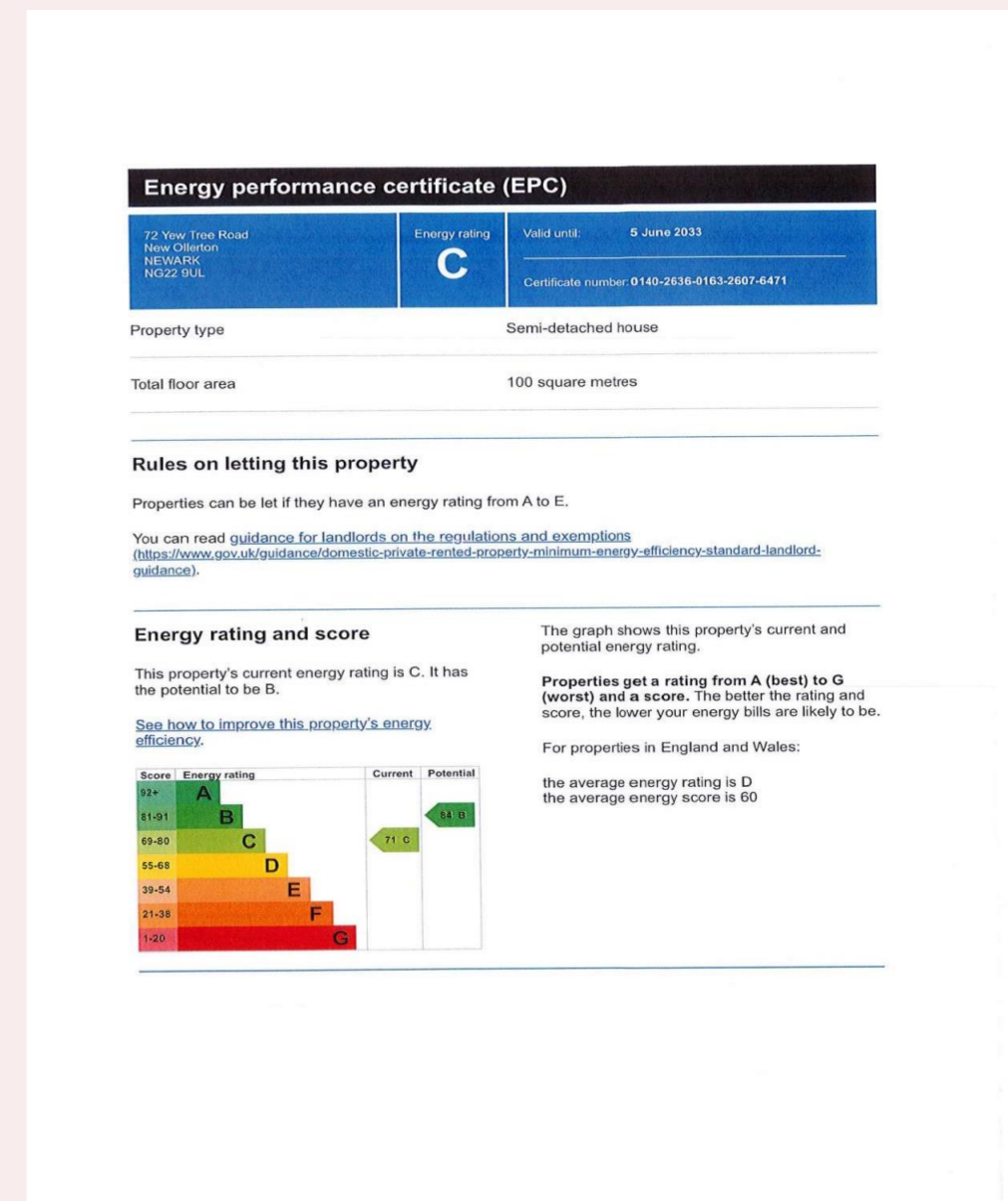
With laminate flooring, uPVC window to the rear aspect, built in storage, ceiling light fitting and radiator.

Bathroom 5' 8" x 7' 7" (1.72m x 2.31m)

Fitted with a three piece suite comprising bath with shower over, pedestal hand wash basin and low flush WC. Tiled splash backs, vinyl flooring, obscure uPVC window to the rear aspect, heated towel rail and ceiling light fitting.

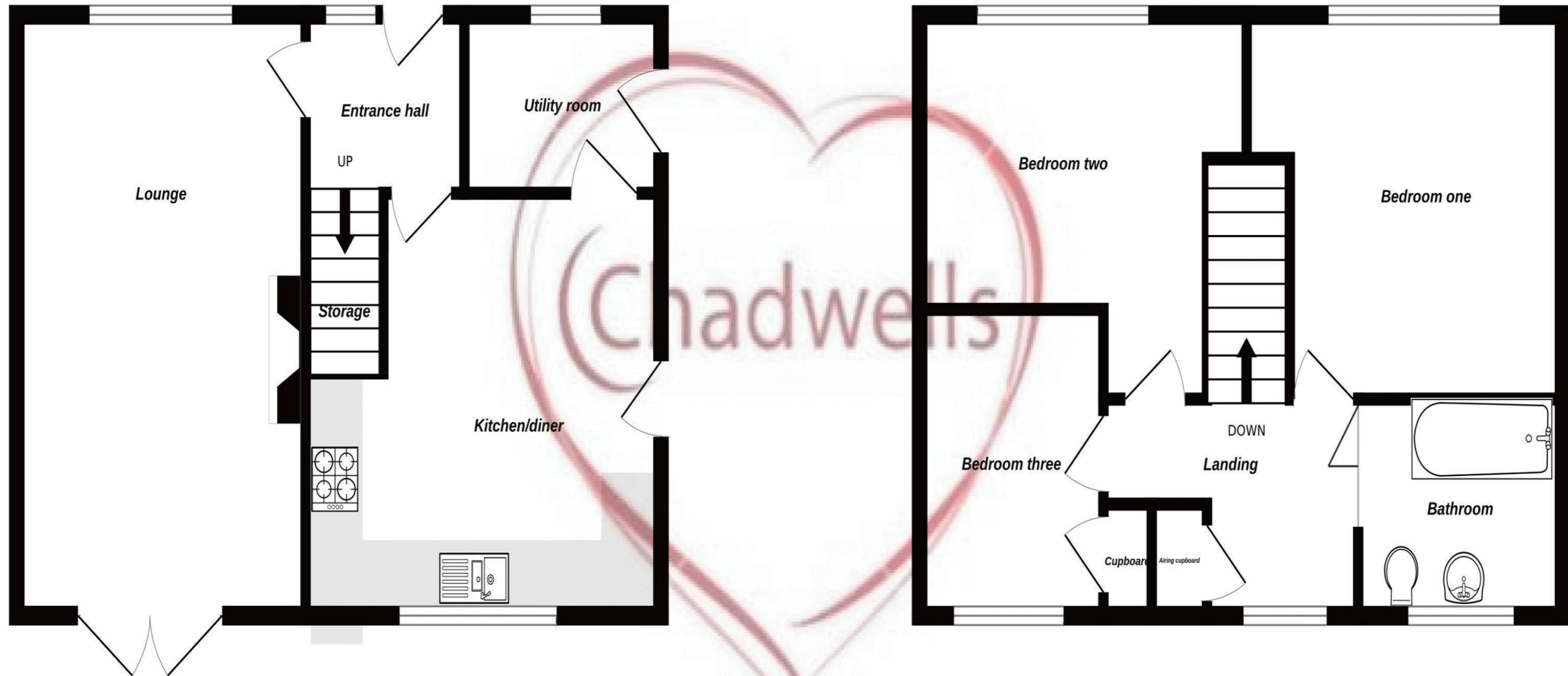
Externally

To the front of the property is accessed through a single iron gate and is mainly laid to lawn with stairs down to the front door. To the side of the property is accessed through double iron gates and has a private block paved driveway offering ample space for off road parking giving access to the detached triple garage and decked seating area.



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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