



Petersmith Drive

New Ollerton



£170,000

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A spacious property on a large plot....





Petersmith Drive





Welcome

This larger than average three bedroom property has a lot to offer. Standing proudly on its large plot the property boasts plenty of living space including a large fully fitted kitchen, bright and airy lounge with the addition of a dining room extension and rear conservatory. Three great sized bedrooms and family bathroom. The property is surrounded by its wrap around garden, ideal for a keen gardener!! Additional benefits to this wonderful family home include gas central heating, double glazed windows throughout and its very own private driveway!! Viewings are a must, call to arrange yours today.



Step inside...

Entrance Hall

Enter through the uPVC door into the entrance hall with laminate flooring, radiator, under stairs storage cupboard and stairs off to the first floor. A door leading into the lounge and an opening into the kitchen.

Lounge 14' 8" x 11' 11" (4.46m x 3.63m)

The lounge has carpet flooring, radiator, TV point and a focal fire place with wood surround and electric fire insert. UPVC window to the front and an opening at the side leading into the dining conservatory.

Dining Conservatory 9' 7" x 9' 1" (2.91m x 2.78m)

The dining conservatory has carpet flooring, radiator, a uPVC door leading to the garden and uPVC windows.

Kitchen 18' 5" x 10' 6" (5.61m x 3.19m)

The kitchen is fitted with wall and base units, roll top worksurfaces with inset composite sink, drainer and mixer tap. Integrated double electric oven and five ring gas hob. Space and plumbing for dishwasher, washing machine, under counter fridge or freezer and free standing fridge/ freezer. Tiled splashbacks, tiled flooring, radiator and dual aspect uPVC windows. A door leads into the conservatory.

Conservatory 15' 3" x 7' 4" (4.64m x 2.24m)

The conservatory has tiled flooring, radiator and a sliding patio door.

Landing

With carpet flooring, doors leading to the three bedrooms and family bathroom. Loft access and airing cupboard.

Bedroom One 13' 0" x 12' 0" (3.97m x 3.67m)

With carpet flooring, built in wardrobes, radiator and uPVC window to the side aspect.

Bedroom Two 10' 8" x 9' 11" (3.25m x 3.02m)

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

Bedroom Three 8' 9" x 8' 2" (2.67m x 2.49m)

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

Outside

The property side in a large plot with wrap round garden. it has a large area laid to lawn with mature shrubs and trees. There is a patio area to the back with a private driveway and large wood store shed.

15/12/2023, 11:13 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

180, Petersmith Drive New Olorton NE14 5SS NG22 9SF	Energy rating D	Valid until 26 January 2025
Certificate number: 8545-7329-0980-9476-0926		

Property type: Semi-detached house
Total floor area: 69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

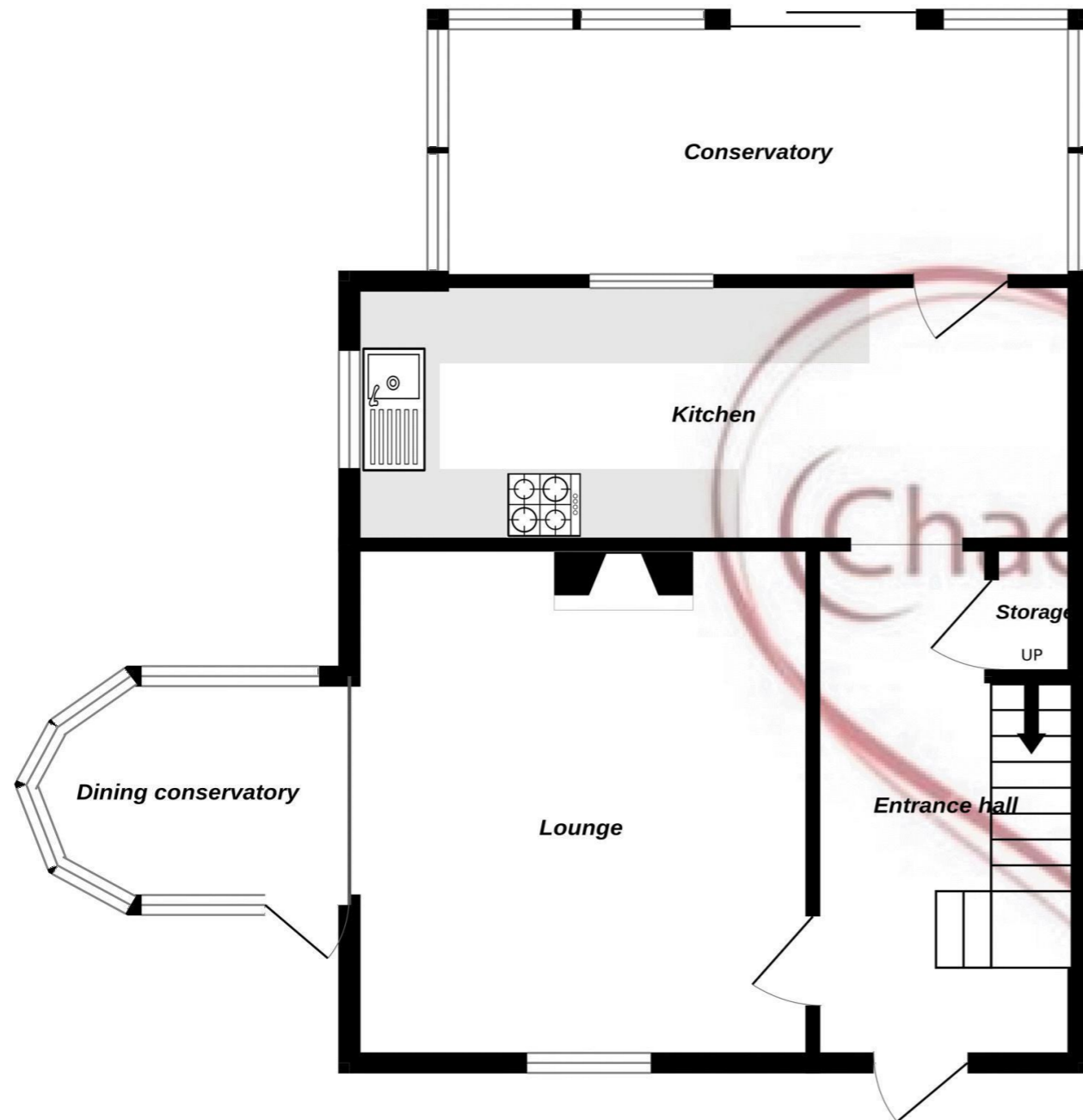
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

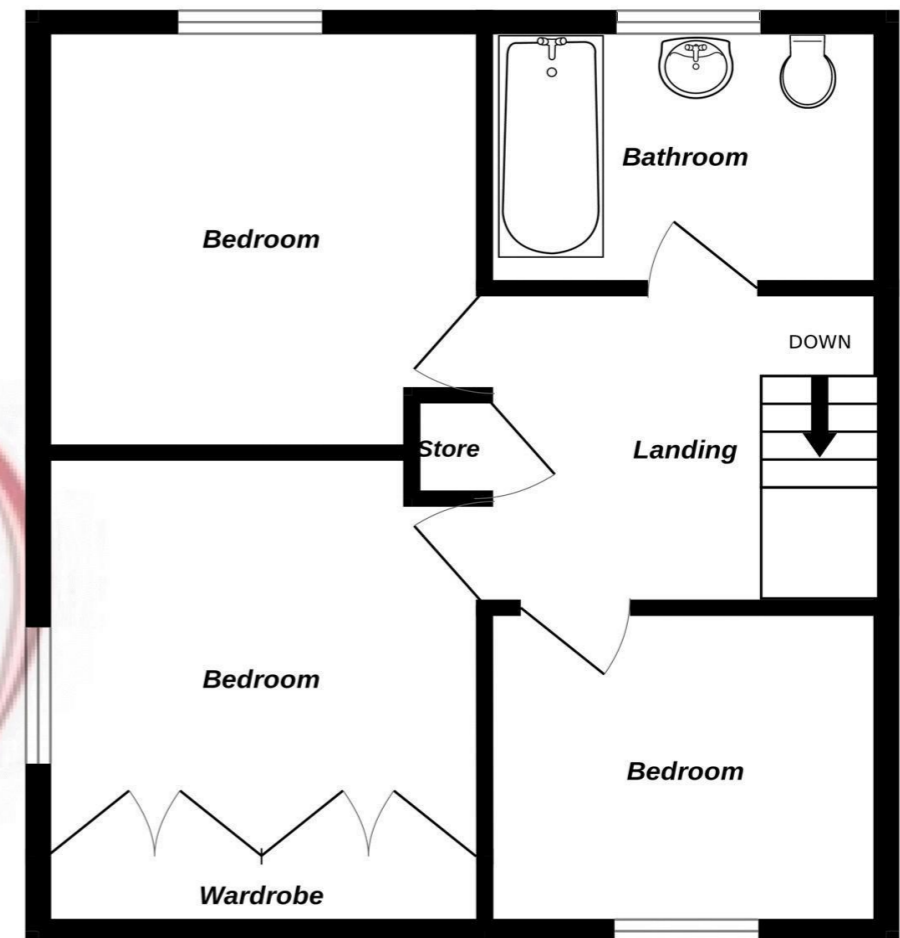
<https://find-energy-certificate.service.gov.uk/energy-certificate/8545-7329-0980-9476-0926?print=true>

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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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property, give us a call.

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