



Larch Road

New Ollerton



£180,000

Chadwells
Estate & Letting Agents





*Prepare To Be
Impressed.....;with No Upward
Chain..... Perfect Family Home
In A Desirable Location.*





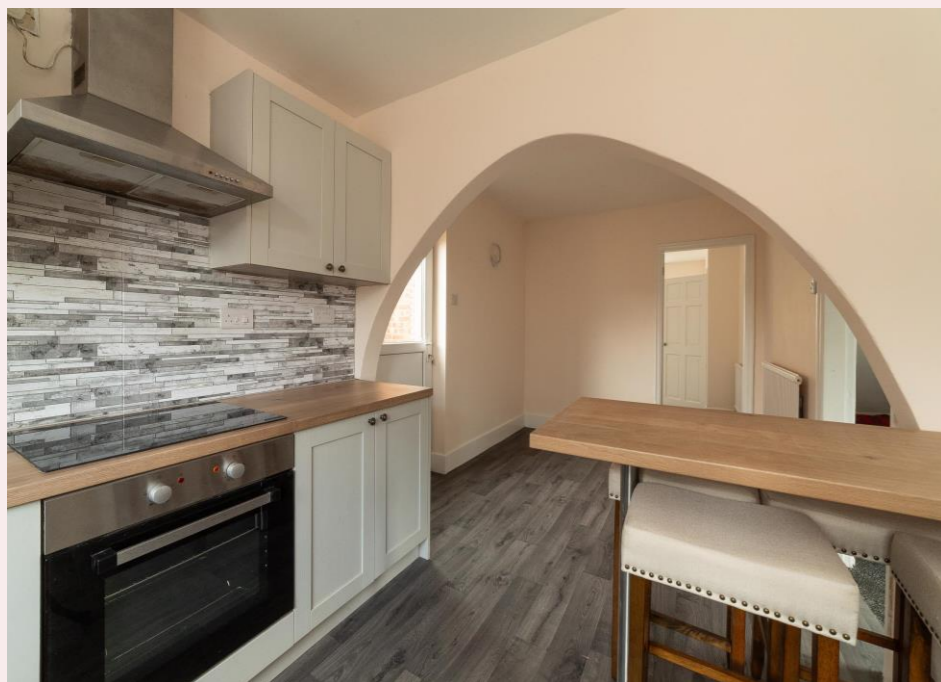
Larch Road





Welcome

This three bedroom family home has been newly been fully/extensively refurbished and decorated throughout. It is ready for you to move in and make it your perfect family home. In brief, this property comprises of an entrance hall, lounge, light and spacious kitchen/diner to the ground floor. To the first floor we have three bedrooms and family bathroom. Externally you have a private driveway leading to detached single garage and private low maintenance gardens to the front and rear.



Step inside...

Entrance Hall *6' 4" x 4' 7" (1.93m x 1.39m)*

Accessed through a composite door to the side aspect and leading into the living room and stairs to the first floor.

Living Room *12' 3" x 14' 9" (3.74m x 4.50m)*

Spacious lounge with dual aspect windows to front and rear, brick fireplace surround, 2 x radiators, ceiling light and carpet.

Kitchen/Diner *19' 2" x 11' 6" (5.85m x 3.50m)*

Light and spacious kitchen/diner, laminate effect flooring, a good range of base and wall units with wood effect work surface and incorporating a 1.5 stainless steel sink with drainer and mixer tap, integrated oven, hob and extractor fan, plumbing for washing machine, breakfast bar and ample space for family dining. Large storage cupboard under stairs.

First Floor Landing

With carpet flooring, uPVC window to the side aspect, pendant light fitting and loft access.

Master bedroom *12' 4" x 12' 1" (3.77m x 3.68m)*

With carpet flooring, dual aspect uPVC windows to the front and rear of the property, built in wardrobe, light fitting and radiator.

Bedroom 2 *9' 11" x 11' 5" (3.02m x 3.47m)*

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

Bedroom 3 *9' 5" x 7' 0" (2.86m x 2.14m)*

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

Family Bathroom *8' 8" x 5' 0" (2.65m x 1.52m)*

Fitted with a three piece suite comprising of a bath with shower over and shower screen, low flush WC and pedestal hand wash basin with mixer tap. Obscure window to side aspect.

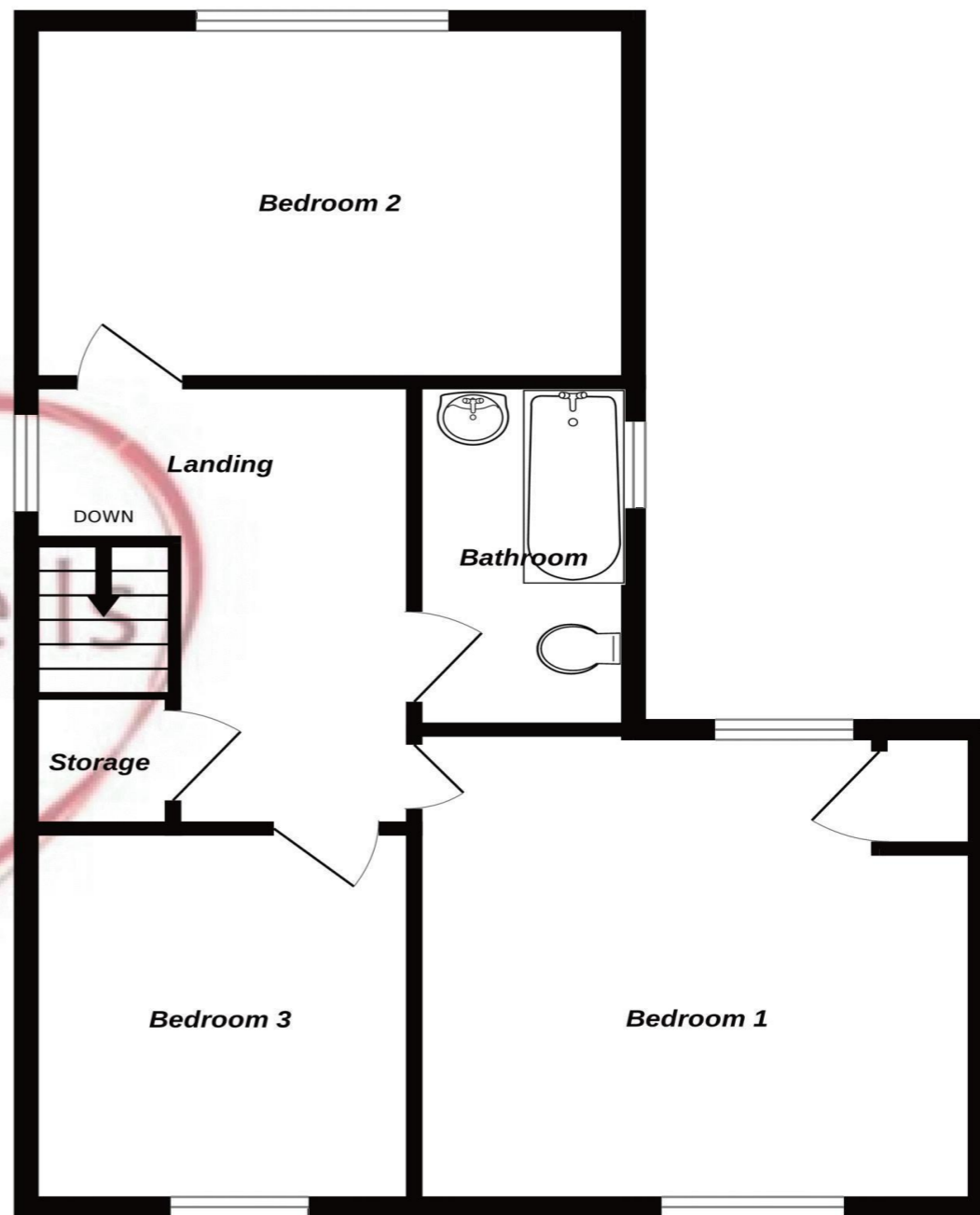
Externally

The front of the property has been newly rendered. Private driveway leading to single garage and access to rear garden through side gate. Private enclosed rear garden enjoys both lawn and patio areas.

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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