



*Goodwill Road*

*Ollerton*



£200,000

**Chadwells**  
Estate & Letting Agents





*Spacious modern living.... No  
Upward Chain*





*Goodwill Road*





# *Welcome*

Spacious modern living over three floors. Well presented throughout this three bed link detached house offers spacious living accommodation and features many modern fixtures and fittings. Comprising lounge, kitchen/diner, three bedrooms, en suite to the master and family bathroom. Additional benefits to this family home include the low maintenance rear garden and allocated off road parking. Viewings are essential.



# Step inside...

## **Entrance Hall**

Enter through the composite door into the entrance hall, with laminate flooring, stairs off to the first floor, radiator and door leading to the lounge.

## **Lounge** *13' 9" x 10' 2" (4.20m x 3.11m)*

The lounge has carpet flooring, uPVC window to front aspect, TV point, radiator, ceiling light, under stairs storage and doors leading to the entrance hall and kitchen/ diner.

## **Kitchen/Diner** *10' 2" x 13' 6" (3.10m x 4.11m)*

The kitchen is fitted with a range of wall and base units, square edge work surfaces and inset stainless steel sink with drainer and mixer tap. Laminate flooring, uPVC window to rear aspect, radiator, 2 ceiling lights and a cupboard housing the wall mounted boiler. Integrated electric oven, hob with extractor hood above, fridge/freezer, washing machine and dishwasher. Dining area with French doors to the rear garden.

## **Cloakroom** *6' 6" x 3' 0" (1.97m x 0.92m)*

Fitted with two piece white suite consisting of w/c and pedestal wash basin. Laminate flooring, radiator, ceiling light and obscure window to side elevation.

## **First Floor Landing**

With carpet flooring, uPVC window to side elevation, ceiling lights and doors leading to two bedrooms, family bathroom and stairs to the master suite.

## **Bedroom Two** *9' 2" x 13' 6" (2.80m x 4.11m)*

The second bedroom has carpet flooring, radiator, ceiling light and uPVC window to rear aspect.

## **Bedroom Three** *9' 0" x 6' 6" (2.74m x 1.99m)*

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

## **Family Bathroom** *9' 0" x 6' 6" (2.74m x 1.99m)*

The family bathroom is fitted with a three piece suite comprising paneled bath, hand wash basin and low flush WC. Part tiled walls, radiator, extractor fan and vinyl flooring.

## **Second Floor Landing**

Leading to master bedroom and en-suite. Access to loft, uPVC window to side aspect.

## **Master bedroom** *16' 2" x 13' 7" (4.93m x 4.13m)*

The master bedroom has carpet flooring, radiator, ceiling light, uPVC window to the front aspect and access to en-suite.

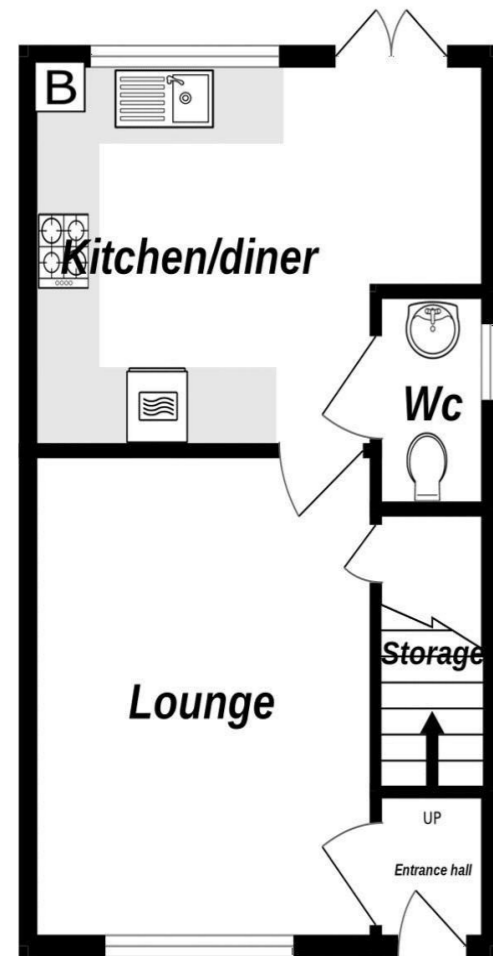
## **En-suite** *5' 1" x 8' 7" (1.56m x 2.62m)*

This spacious en-suite has a walk in shower cubicle with glass sliding door screen and fully tiled walls. Low flush w/c and hand wash basin with part tiled surrounding walls, tiled effect vinyl flooring, extractor fan, ceiling light, radiator and skylight window.

## **Externally**

The front of the property has a path that leads to the front door. The low maintenance, fenced rear garden has both artificial lawn and patio areas for seating and entertaining together with a shed for storage. Two allocated parking spaces.

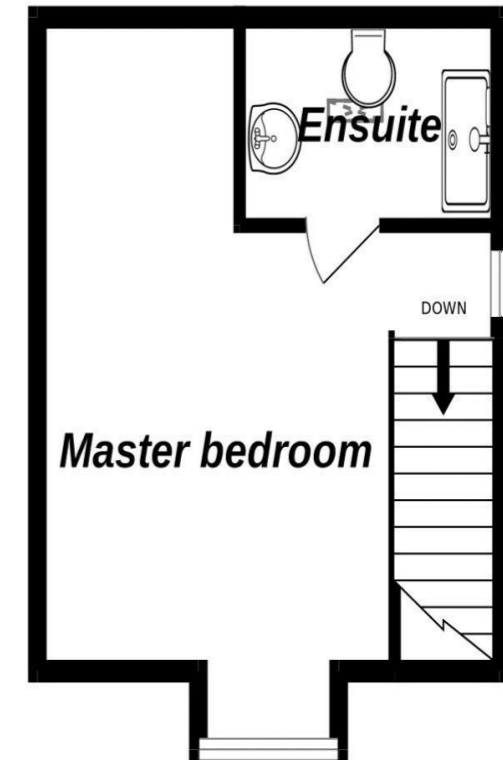
Ground Floor



1st Floor



2nd 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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