



# *Banksman Way*

*Ollerton*



£170,000

**Chadwells**  
Estate & Letting Agents









*A beautiful home with fantastic views..... No Upward Chain*







*Banksman Way*





# Welcome

We are delighted to bring this immaculately presented two-bedroom semi-detached home to the market. Regarded as one of the best plots on the Petersmith Park development it overlooks stunning field and forest views. This home would make an ideal first time buy or would suit someone looking to downsize. The bright and airy living room has a window to the front elevation allowing a wealth of natural daylight to flow through. The open plan kitchen/diner has an array of wall, base and drawer units with integrated appliances and ample space to enjoy dinner with family and friends. The patio doors give access to the garden, which is perfect for entertaining throughout the summer! The ground floor is complete with a handy downstairs WC. Heading upstairs you will find two good sized bedrooms and family bathroom comprising of a three piece suite with mains fed shower and glass screen. Outside continues to impress with a private driveway and single garage. The fenced garden is well looked after with lawn and patio seating areas. Don't miss out, call now to arrange a viewing!





# Step inside...

## Entrance Hall

Enter through the composite door into the hallway which has carpet flooring, radiator, stairs off to the first floor and a door leading to the lounge.

## Lounge 15' 0" x 9' 10" (4.58m x 3.00m)

A room with a view. The bright and airy lounge has carpet flooring, uPVC window to the front aspect, TV point, under stairs store cupboard, radiator & ceiling light.

## Kitchen/Diner 13' 5" x 9' 1" (4.10m x 2.76m)

The kitchen is fitted with quality wall and base units finished with high gloss cream doors and drawer fronts. Square edged work surfaces with stainless steel sink, drainer and mixer tap inset. Integrated electric fan oven and four ring gas hob with extractor above. Tiled splash backs, tile effect vinyl flooring, radiator, uPVC window and French doors to the rear aspect. Doors leading to the lounge and cloakroom.

## Cloakroom

With low flush WC, hand wash basin and tile effect vinyl flooring.

## Landing

With carpet flooring, doors leading to the two bedrooms and bathroom. Loft access.

## Master Bedroom 10' 5" x 10' 2" (3.17m x 3.11m)

The master bedroom has carpet flooring, radiator, uPVC window to the front aspect and built in wardrobes.

## Bedroom Two 12' 8" x 7' 1" (3.85m x 2.15m)

Bedroom two has carpet flooring, radiator and uPVC window to the rear aspect.

## Family Bathroom 7' 5" x 6' 2" (2.27m x 1.87m)

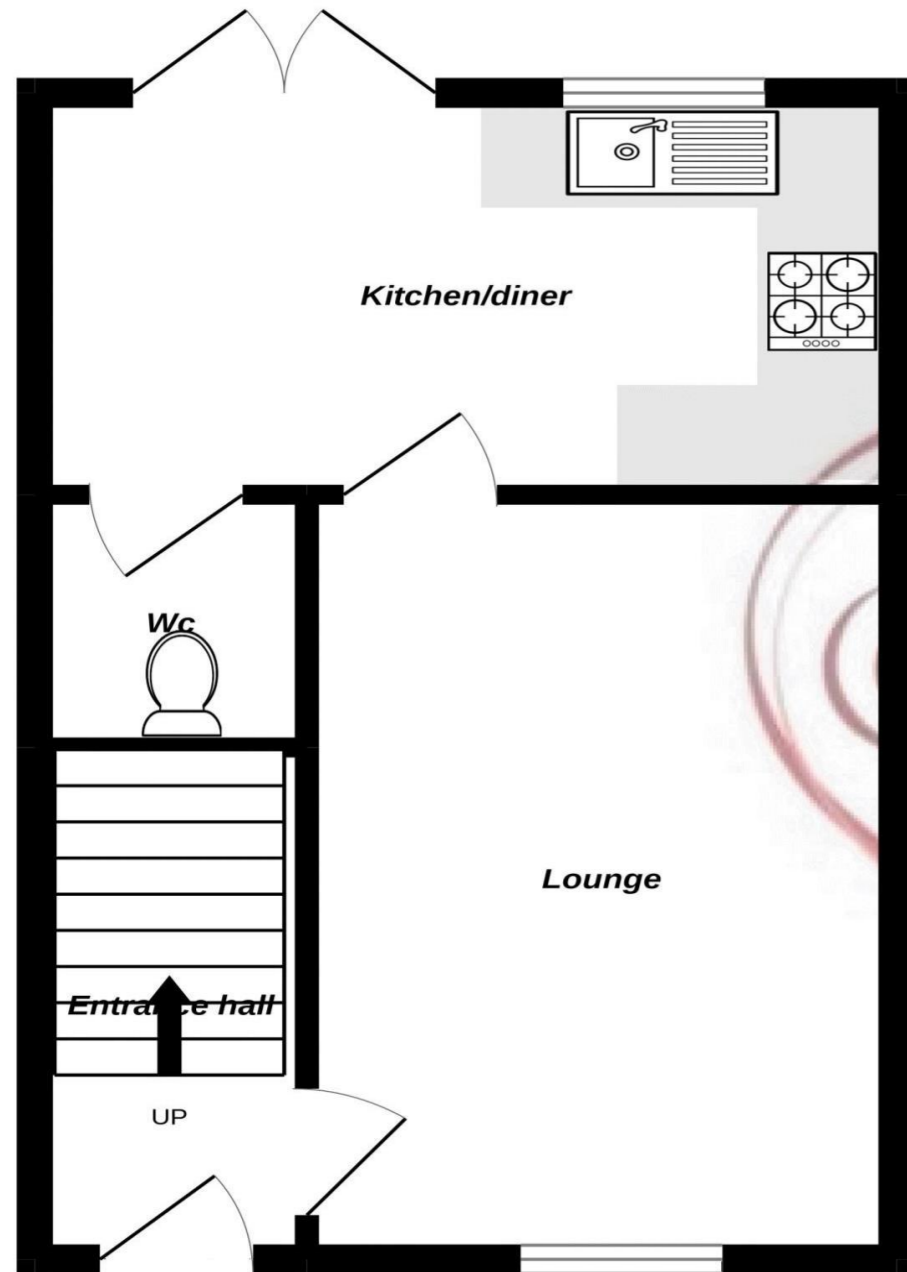
The bathroom is fitted with a white three piece suite comprising low flush WC, hand wash basin, paneled bath with mains fed shower and glass screen. Part tiled walls, radiator, tile effect vinyl flooring and obscure uPVC window to the rear aspect.

## Outside

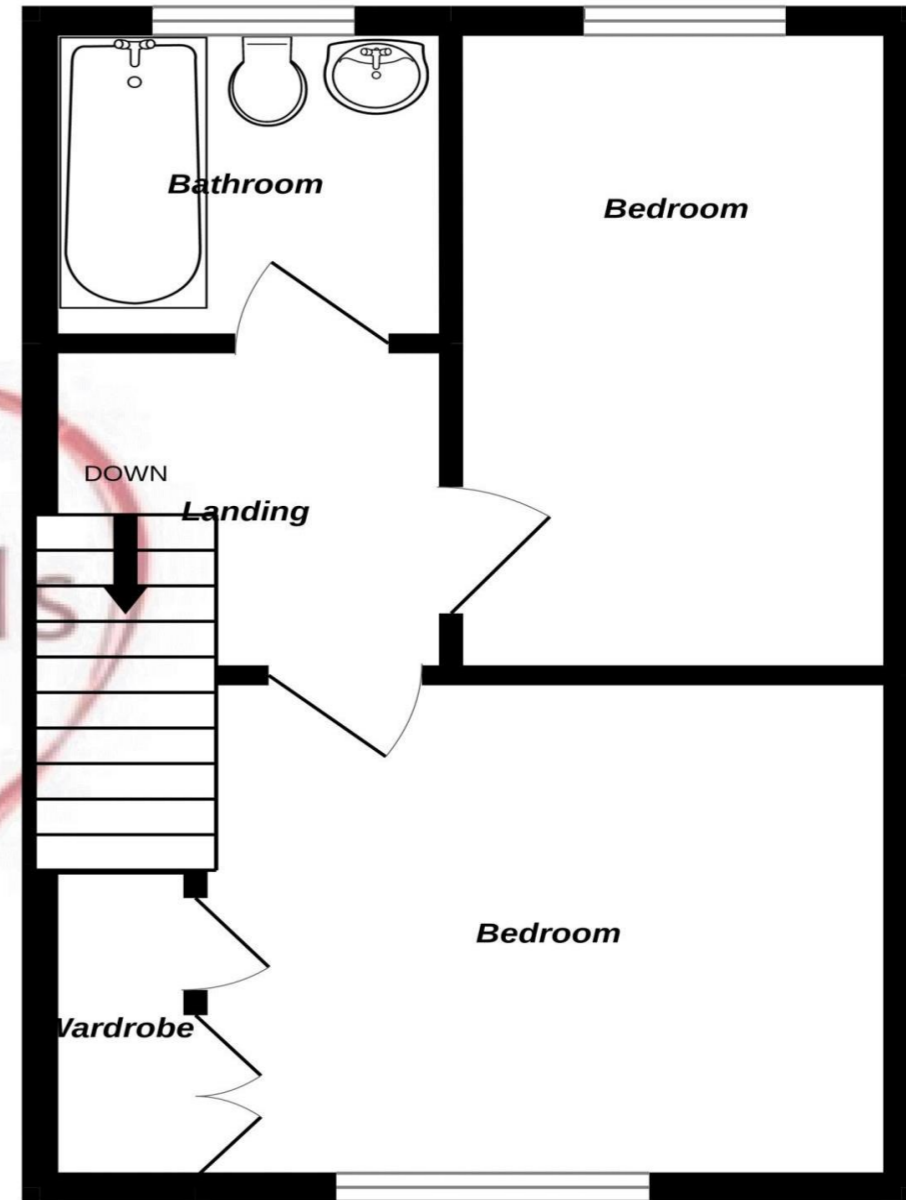
The front of the property has a lawned area and path leading to the front door. A private driveway leading to the detached garage which has power and lighting. The fully enclosed rear garden is laid mainly to lawn with patio seating areas are perfect for entertaining. Access to the driveway and garage.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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HOME

I WOULD FIND YOU  
IN ANY *lifetime*





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property, give us a call.

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