



Larch Road

Ollerton



Offers in the Region Of £170,000

Chadwells
Estate & Letting Agents





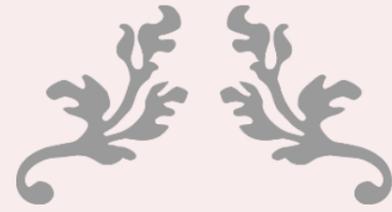
*A Welcoming Three Bedroom
Semi Detached Family Home
In A Desirable Location.*





Larch Road





Welcome

Recently decorated throughout and finished to a high standard, it's ready for you to move in and make it your perfect family home. In brief, this property comprises of an entrance hall, lounge, newly fitted kitchen and dining area to the ground floor. The first floor has three well proportioned bedrooms and family bathroom. Additionally, the property benefits from ample off street parking with shared drive leading to the private fenced rear garden which is perfect for families. This really is a family home worthy of a view! We would love to show you around!



Step inside...

Entrance Hall

Enter into the bright and airy entrance hall which provides access to the lounge and stairs to the first floor. Vinyl flooring and ceiling light.

Lounge *12' 4" x 14' 8" (3.77m x 4.48m)*

A great family space with dual aspect windows allowing plenty of natural light, laminate flooring, ceiling light, radiator and a wonderful feature fireplace.

Dining Room *8' 8" x 7' 11" (2.64m x 2.41m)*

Dining area with ample space for entertaining or family dining. Laminate flooring, ceiling light, radiator, uPVC door leading to back garden, uPVC window to side aspect and open plan access to kitchen. There is also a pantry off the dining area housing the newly fitted combi boiler which was fitted in 2024.

Kitchen *10' 2" x 11' 6" (3.1m x 3.5m)*

Light and spacious kitchen with uPVC window over looking the rear garden, tiled flooring, great range of newly fitted (2022) wall and base units with wood effect work surface and incorporating a stainless steel sink and drainer with mixer tap, splash back tiles, plumbing for washing machine, vinyl flooring and ceiling light.

Landing

Stairs and landing with fitted carpet. The spacious and bright landing offers access to three bedrooms and family bathroom. Ceiling light, uPVC window to side aspect, radiator and access to loft which is partly boarded.

Master Bedroom. *12' 7" x 11' 6" (3.83m x 3.50m)*

The master bedroom offers an amazing space which is filled with natural light from dual aspect windows. With fitted carpet, ceiling light and radiator.

Bedroom Two *11' 6" x 9' 10" (3.5m x 3.00m)*

The second double bedroom has fitted carpet, radiator, ceiling light and uPVC window overlooking the rear garden.

Bedroom Three *9' 4" x 6' 11" (2.84m x 2.10m)*

The third bedroom has fitted carpet, radiator, ceiling light and uPVC window to the front aspect.

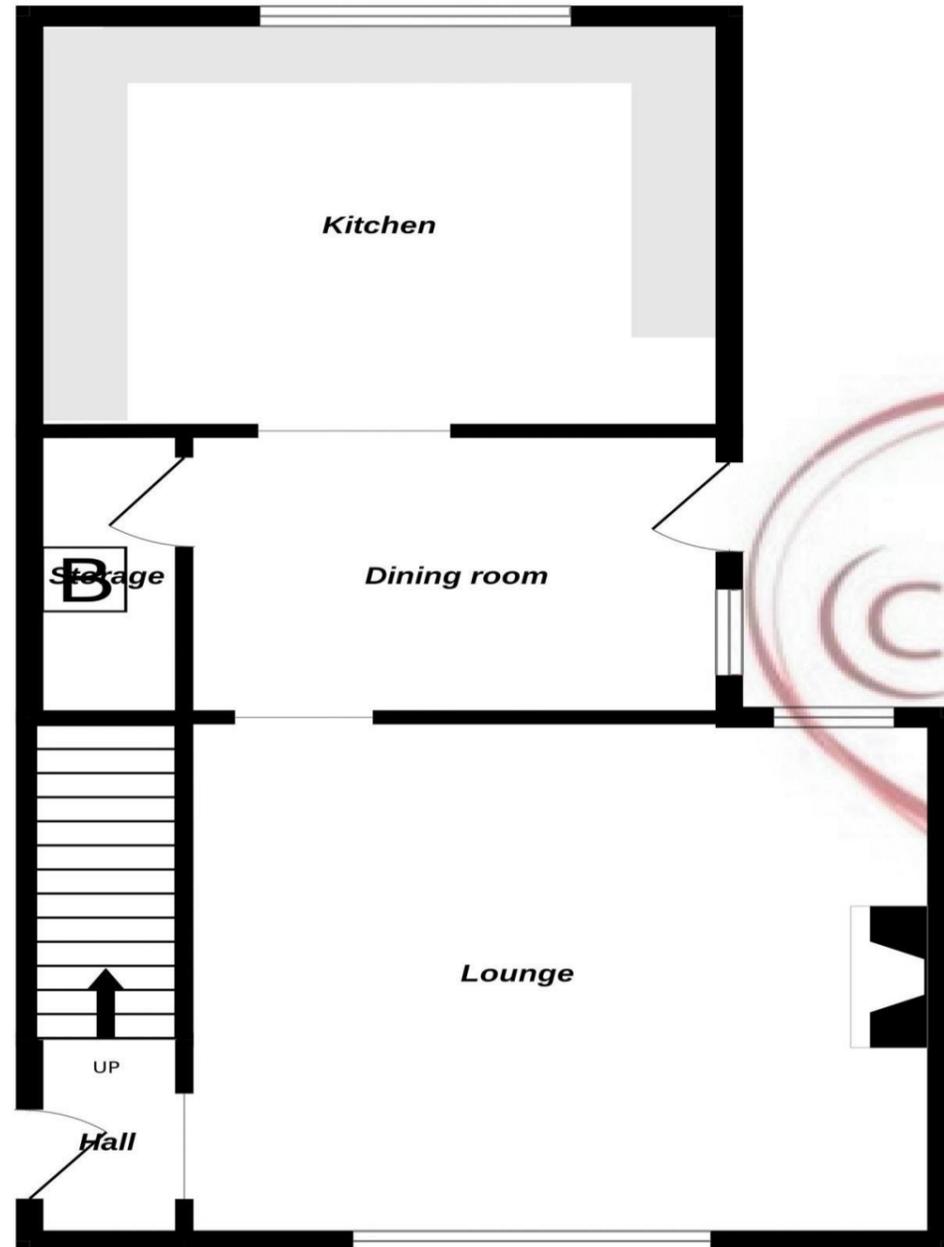
Family Bathroom *8' 6" x 5' 3" (2.6m x 1.6m)*

A family bathroom benefits from a crisp white three piece suite with shower over bath, vinyl flooring, ceiling light, radiator and obscure window to side aspect.

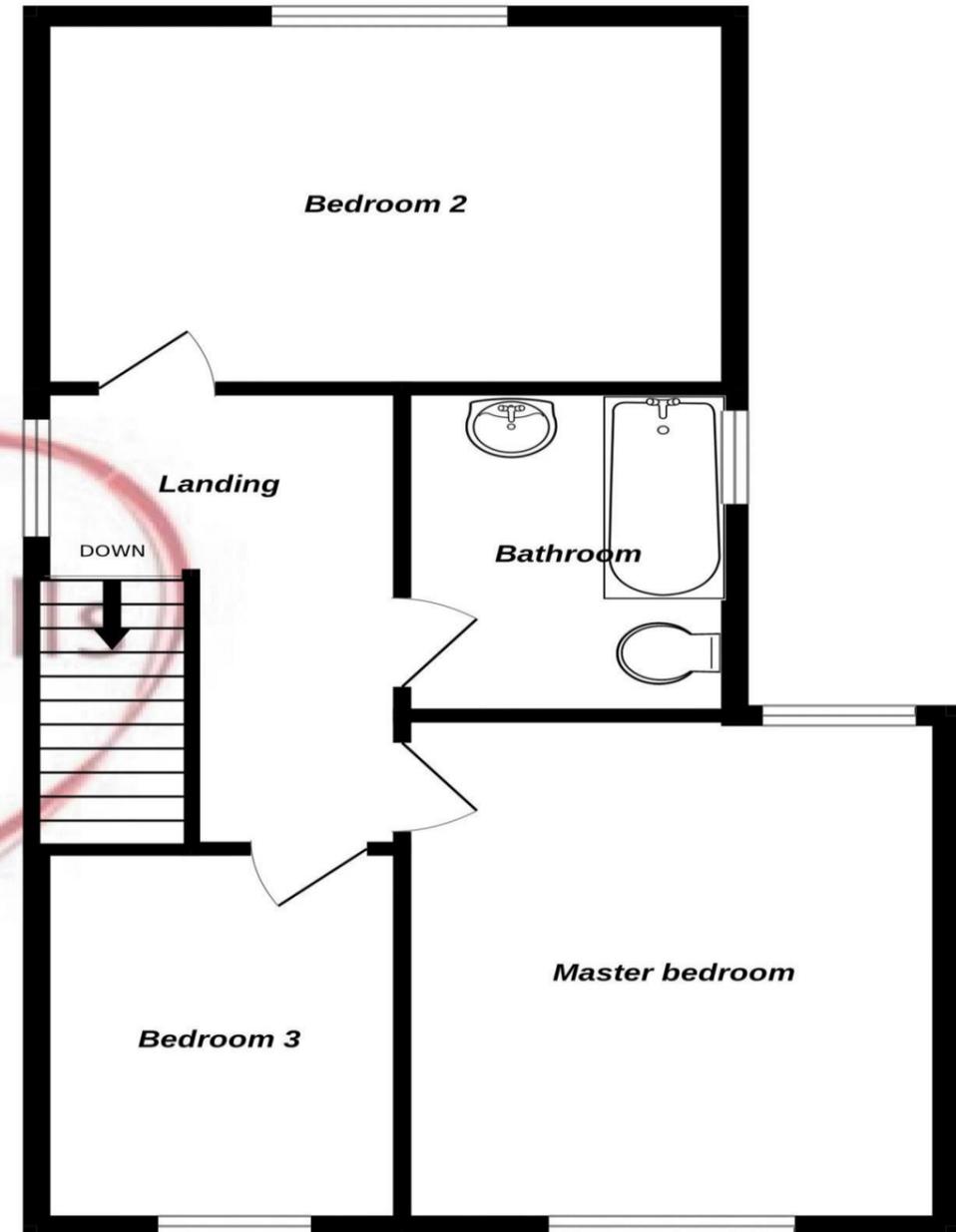
Outside

Low maintenance fenced front garden which provides the additional benefit off street parking. Shared driveway with access to the private rear garden. The rear garden is mainly laid to lawn with graveled areas for seating and entertaining. There is also a handy shed for storage.

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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If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

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