



Briar Court

Ollerton



£185,000

(Chadwells
Estate & Letting Agents





*A lovely Dorma bungalow
offering much more then first meets
the eye... No Upward Chain*





Briar Court





Welcome

We are delighted to offer this semi detached Dorma bungalow for sale situated in a quiet cul-de-sac in the heart of Ollerton and only a stones throw away for the high street! Offering much more then first meets the eye this spacious property has a bright and airy living room, extended kitchen/diner which was updated in 2024 with Shaker-style units, shower room and three double bedrooms. Additional benefits include a large driveway to allow for off road parking, single garage with power and lighting, low maintenance outdoor



Step inside...

Entrance Hall

Enter through the uPVC door into the entrance porch which has another uPVC door into the hallway. With carpet flooring, radiator, doors to the lounge, kitchen, bathroom, master bedroom and handy store cupboard.

Lounge 18' 9" x 12' 8" (5.72m x 3.85m)

The light and spacious lounge has a large floor to ceiling uPVC bay window to the front, carpet flooring, radiator, wall mounted electric fire, BT and TV points and stairs off to the first floor.

Kitchen/Diner 15' 8" x 13' 8" (4.78m x 4.17m)

The kitchen/diner has been extended to make a spacious kitchen diner. Fitted with quality wall and base units, square edged work surfaces with white inset sink, drainer and mixer tap. Space for under counter fridge, freezer and plumbing for washing machine. Integrated electric oven, induction hob and extractor hood above. Tiled splash backs, vinyl flooring through out and uPVC windows and doors to the rear.

Bedroom One 15' 7" x 9' 5" (4.75m x 2.87m)

The bedroom is located on the ground floor with uPVC bay window to the front aspect. Carpet flooring, radiator, TV point and ceiling light.

Shower Room 8' 1" x 8' 0" (2.47m x 2.45m)

The shower room is fitted with a large double cubicle with mains fed shower and glass screen. Low flush WC and hand wash basin. Two obscure windows to the side aspect, radiator, fully tiled walls and floor.

First Floor Landing 0' 0" x 0' 0" (0m x 0m)

With carpet flooring and doors leading to the two double bedrooms.

Bedroom Two 14' 2" x 8' 6" (4.32m x 2.58m)

With carpet flooring, radiator, door to store cupboard and Velux roof window.

Bedroom Three 11' 11" x 8' 1" (3.63m x 2.47m)

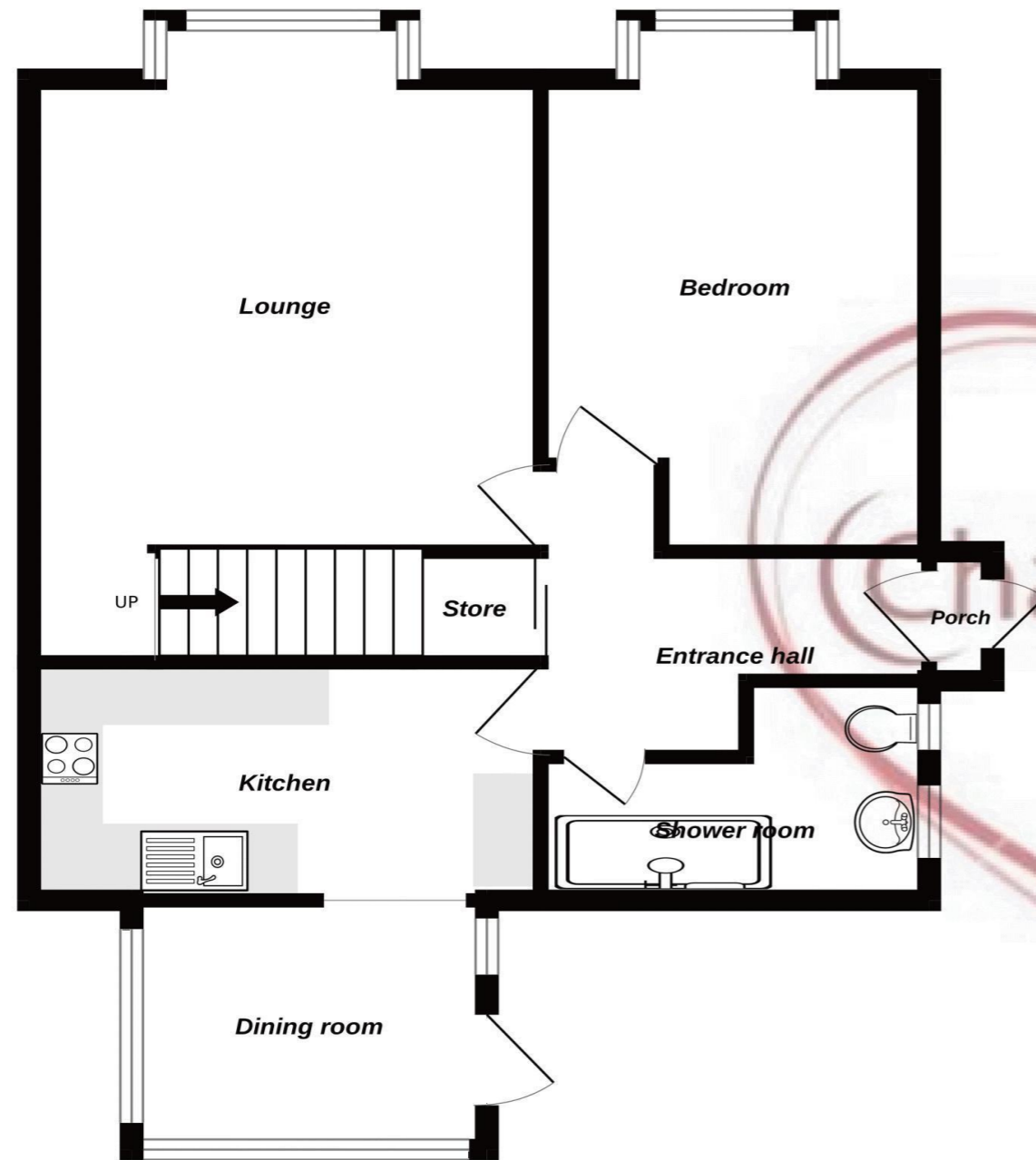
With carpet flooring, radiator, ceiling light, door to the large storage area in the eave's storage and uPVC window to the side aspect.

Outside

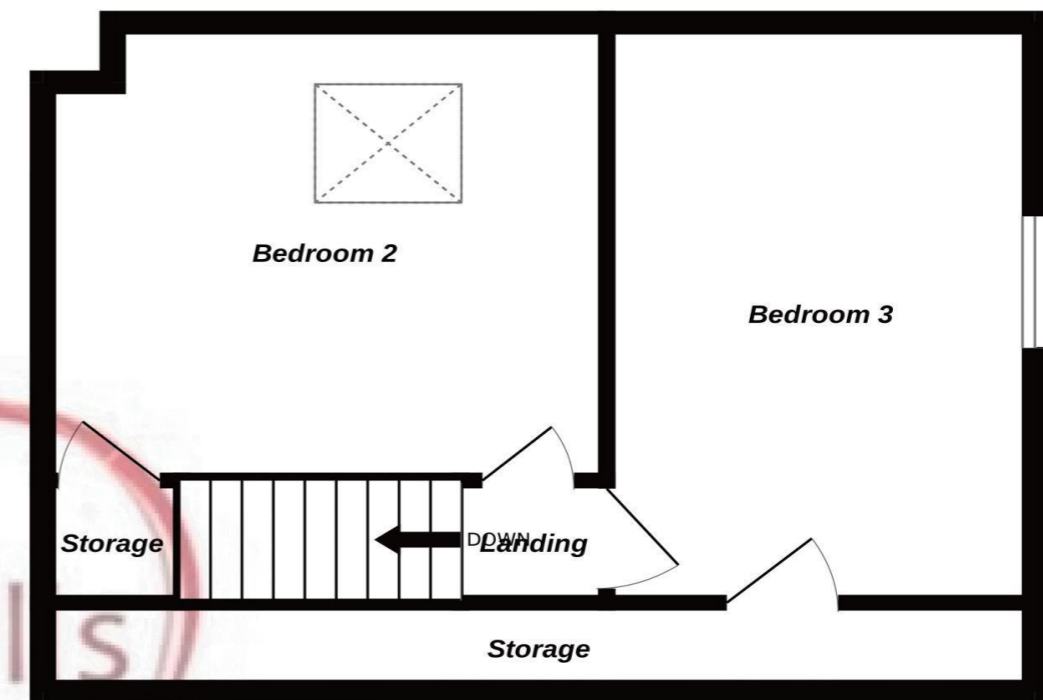
The property has a large driveway leading to a single garage which benefits from power and lighting. The low maintenance side/rear garden is laid to block paving and has a border with established flowering plants and evergreen shrubs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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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