



Willow Road

Ollerton



£380,000

Chadwells
Estate & Letting Agents





Chadwells are delighted to offer this original 3 bed detached property.....
NO UPWARD CHAIN





Willow Road





Welcome

Chadwells are delighted to bring this original three bed detached property to the market. **COPPER BEECHES** is an attractive, well-presented 1930s built, former police house which boasts field views to the side and wooded hillside to the rear. Stepping inside, you enter a bright and airy entrance hall which invitingly leads you through the rest of the ground floor which consists of a spacious living/dining room with patio doors opening into the garden, separate family room with open fireplace, kitchen, utility, W/C and access to the double garage. Going upstairs to the first floor you are presented with three good sized bedrooms. Externally the property boasts a fantastic garden to the front, with a well-maintained lawn with established trees/plants. The very generous driveway extends to the rear of the property and leads to the double garage. This property has a lot to offer, and viewing come very highly recommended to appreciate the space on offer.



Step inside...

Entrance Hall *11' 0" x 5' 9" (3.35m x 1.75m)*

Access through white uPVC door into a bright and airy entrance hall. Fitted with new carpet, ceiling light, recess wall feature, coving, stairs leading to first floor.

Lounge/Dining Room *20' 6" x 10' 7" (6.24m x 3.22m)*

Marble fire surround and hearth with painted solid wood mantle piece. French doors to front aspect and uPVC window to rear aspect. Dado rail, coving with matching center ceiling rose's. Newly laid carpet, two radiators and ceiling lights.

Family Room *15' 9" x 11' 10" (4.80m x 3.60m)*

Feature open fireplace with marble hearth, surround and decorative mantle piece. Double glazed uPVC bay window to front aspect and uPVC window to side aspect. Dado rail, coving with matching center ceiling rose. Newly laid carpet, radiator and ceiling light.

Kitchen *11' 10" x 9' 0" (3.60m x 2.74m)*

Solid wood wall and base units with tiled work surfaces, single sink and drainer with mixer tap. Built in electric oven and hob, vinyl flooring, radiator and coving. Double glazed window to side aspect. Doorway to under stairs pantry with space for fridge and freezer, shelving and uPVC window to rear aspect.

Utility Room *8' 5" x 6' 3" (2.56m x 1.90m)*

Plumbing for washing machine and sink, wall mounted gas boiler, ample space for fridge/freezer and storage. UPVC window to side aspect and vinyl flooring.

Rear Hallway *8' 3" x 4' 10" (2.51m x 1.47m)*

With fitted carpet, radiator, ceiling light. uPVC french doors leading to side aspect and internal doors leading to utility room, cloakroom and double garage.

Downstairs WC *6' 6" x 3' 0" (1.98m x 0.91m)*

Carpet flooring, ceiling light, radiator, low flush w/c and uPVC window to rear aspect.

Master Bedroom *13' 10" x 11' 11" (4.21m x 3.63m)*

Double bedroom with uPVC windows to side and front aspects, newly fitted carpets, ceiling light and radiator.

Bedroom Two *11' 11" x 10' 7" (3.63m x 3.22m)*

Double bedroom with uPVC windows to side and front aspects, newly fitted carpets, ceiling light and radiator.

Bedroom Three *11' 10" x 8' 7" (3.60m x 2.61m)*

Double bedroom with double glazed window to side aspect, newly fitted carpets, ceiling light and radiator.

Family Bathroom *9' 0" x 7' 9" (2.74m x 2.36m)*

Matching 3 piece bathroom with corner panelled bath, wash basin and WC, Triton electric shower over the bath. Fully tiled walls, carpet flooring, built in airing cupboard, radiator, two double glazed windows to side.

Garden

The front garden has a large lawned area which is surrounded by trees and shrub borders. There is an extensive driveway leading to the house that continues round to the rear double garage.

Garage *20' 5" x 18' 0" (6.22m x 5.48m)*

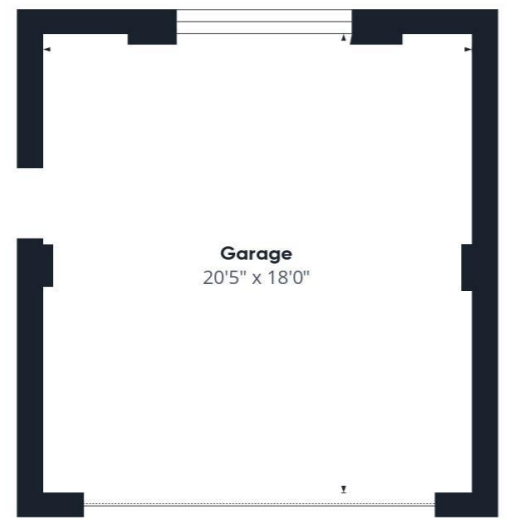
Double garage with up and over door. UPVC window to side aspect. The garage offers plenty of room for two cars and plenty of storage.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1681 ft²
Reduced headroom
31 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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