



*Cornwall Drive*

*Ollerton*



£300,000

**Chadwells**  
Estate & Letting Agents





*Location, Location, Location....*





*Cornwall Drive*





# *Welcome*

Prepare to be impressed with the amount of property on offer!! Ready and waiting blank canvas to strip back and create your dream forever home!! Situated in one of the most sought-after Village locations this property boasts a wealth of space both indoors and out. The property needs a full renovation so is ideal for someone looking to put their own stamp on their home! Offering fantastic living space to the ground flooring including lounge, kitchen, dining room, conservatory, and utility room. The first floor has five bedrooms and a family bathroom with scope to adjust the current layout and make an incredible master suite! Externally the property has a large, private, and enclosed rear garden and off-road parking and integral garage to the front. Viewings are essential to see what wonders you could create in this spacious family home!



# Step inside...

## Entrance Hall

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

## Lounge *15' 6" x 14' 10" (4.72m x 4.51m)*

With laminate flooring, radiator, fire place and uPVC window to the front aspect.

## Kitchen *11' 3" x 10' 10" (3.44m x 3.29m)*

Fitted with wall and base units, roll top work surfaces and inset stainless steel sink, drainer and mixer tap. Space and plumbing for dishwasher and free standing cooker. Tiled splash backs, tiled flooring, under stairs storage and doors leading into the dining room and utility room.

## Dining Room *9' 8" x 9' 7" (2.95m x 2.93m)*

With tiled flooring, radiator and sliding patio doors into the conservatory.

## Utility Room *8' 0" x 6' 7" (2.44m x 2.01m)*

With space and plumbing for a washing machine, tiled flooring, radiator and composite door to the rear garden. A door leads to the WC.

## WC

With low flush WC and hand wash basin.

## Landing

With wood flooring, doors leading to the five bedrooms and family bathroom. Airing cupboard and loft access.

## Bedroom One *13' 5" x 10' 10" (4.10m x 3.29m)*

With wood floor, uPVC window to the front aspect and radiator.

## Bedroom Two *13' 3" x 10' 2" (4.05m x 3.11m)*

With wood floor, uPVC window to the rear aspect and radiator.

## Bedroom Three *7' 11" x 11' 3" (2.41m x 3.44m)*

With wood floor, uPVC window to the front aspect and radiator.

## Bedroom Four *8' 11" x 7' 11" (2.73m x 2.41m)*

With wood floor, uPVC window to the rear aspect and radiator.

## Bedroom Five

With wood floor, uPVC window to the front aspect and radiator.

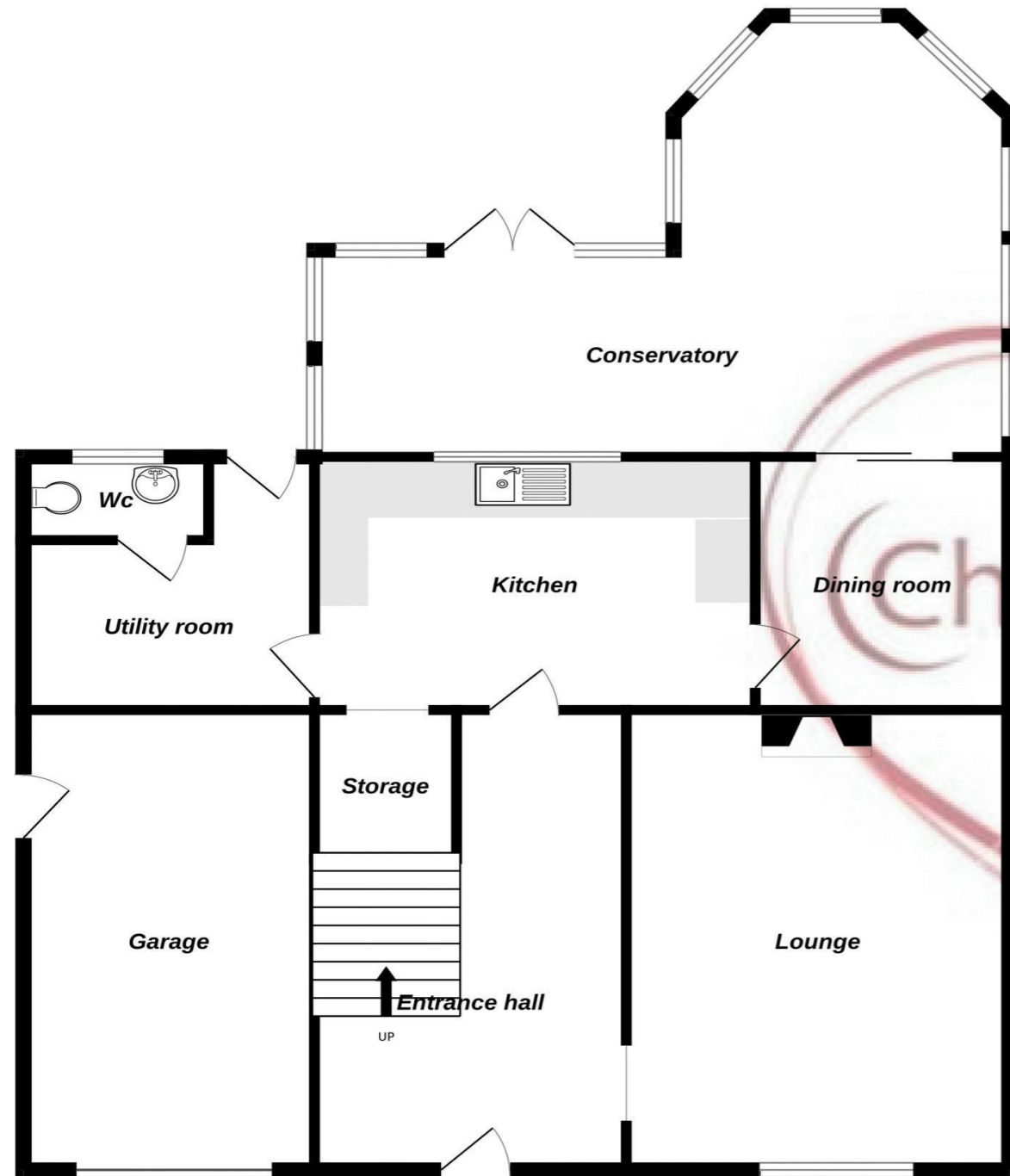
## Family Bathroom *8' 0" x 5' 6" (2.43m x 1.68m)*

Fitted with a three piece suite comprising panelled bath with mains shower over, hand wash basin and low flush WC. Part tiled walls, tiled flooring and obscure window to the rear aspect.

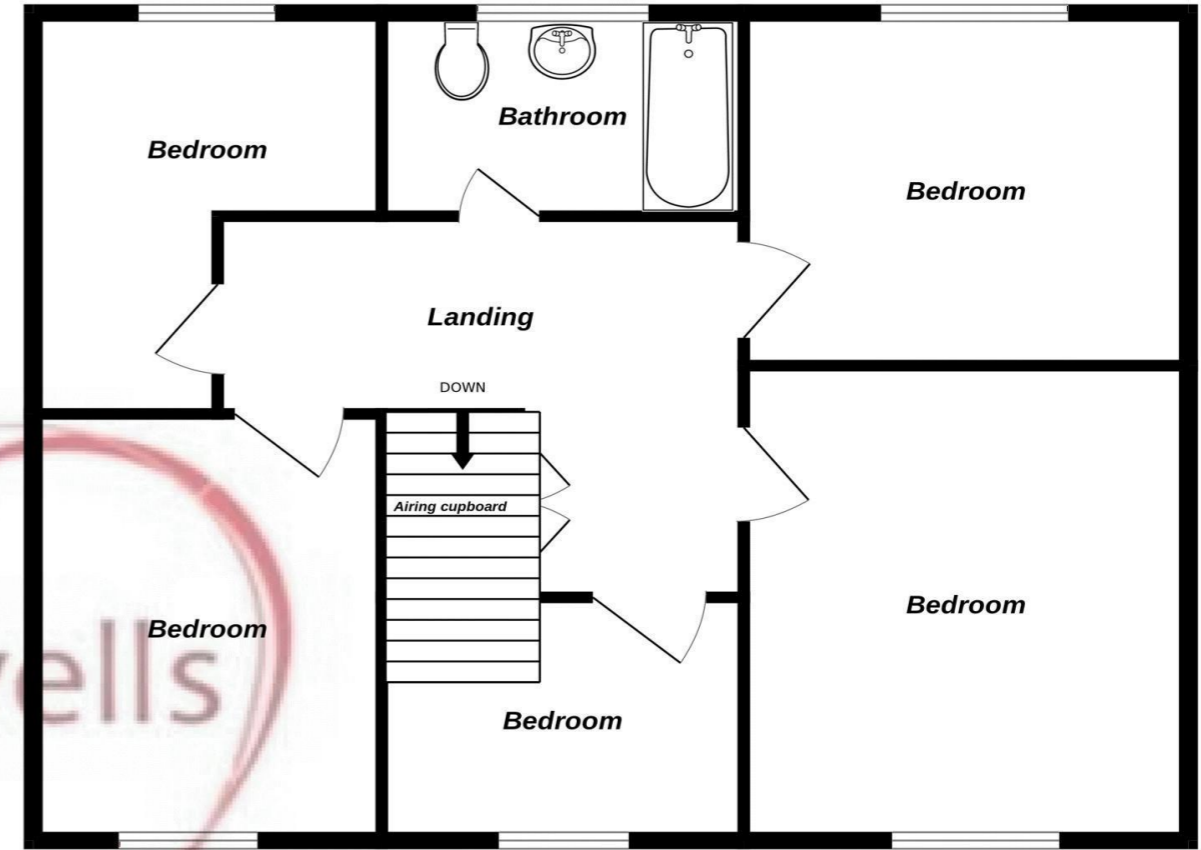
## Outside

The front of the property has a private driveway which leads to the integral garage. An area is laid to lawn. The rear garden is fully enclosed, has a large patio area and an area which is laid to lawn. There is a greenhouse and two wooden sheds.

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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