



Poppy Avenue
New Ollerton NEWARK



Poppy Avenue New Ollerton NEWARK NG22 9XS

for sale offers over
£170,000



Property Description

Burchell Edwards are proud to present this Stunning, three bedroom semi-detached house located on Poppy Avenue, New Ollerton.

This property is still within its 10 year NHBC warranty and has been very looked after throughout, with gorgeous views to the front of the property overlooking fields and greenery which will not be developed on.

There is parking to the front for multiple vehicles and there are no through roads, making it a lovely, quiet tucked away family home.

A viewing is recommended to appreciate this property in full but briefly comprises of; entrance hall, W.C, lounge, kitchen diner to the ground floor. The first floor then offers three well-proportioned bedrooms along with a family bathroom. All kept well and completed to a high spec.

Externally the property is set back from the road with driveway parking and gated side access to the rear garden that has a secure and fenced boundary.

Call Burchell Edwards today on 01623 627727 to arrange a viewing!

Entrance Hallway

Upon entering through the UPVC front door you have carpeted flooring and a wall mounted radiator.

Lounge

15' 7" Into recess x 9' 8" Into recess (4.75m Into recess x 2.95m Into recess)

The lounge is a gorgeous space with multiple aspect windows letting through natural light. The flooring is carpeted and there is an understairs storage cupboard.

Kitchen Diner

13' 5" x 10' 8" (4.09m x 3.25m)

Finished with vinyl flooring and being a lovely open space, the heart of the home, the kitchen has matching wall and base units for storage and worktops incorporating a stainless steel sink and drainer with mixer taps. The worktops have tiled splashbacks across and there is an electric integral oven with a gas hob and cooker hood. To complete there is a DG UPVC window to the rear as well as french DG UPVC doors leading to the garden.

W.C

Being off of the kitchen and having vinyl flooring, this W.C holds a ceramic toilet and ceramic sink basin, a wall mounted radiator and tiled splashbacks.

Bedroom One

.13' x 9' 2" (3.96m x 2.79m)

Being a generously sized double bedroom and having dual aspect windows to the front elevation, showing off the views. There is carpeted flooring fit to finish and a wall mounted radiator.

Bedroom Two

6' 9" x 12' 5" (2.06m x 3.78m)

Bedroom two is another generously sized double and has carpeted fitted flooring, a wall mounted radiator to the rear and a wall mounted radiator.

Bedroom Three

6' 2" x 8' 9" (1.88m x 2.67m)

Bedroom three is a good sized single bedroom and has carpeted flooring, a wall mounted radiator and a DG UPVC to the rear.

Bathroom

The family bathroom has a three piece suite including a ceramic toilet and ceramic sink basin and a bath which has a shower above. The flooring is vinyl and the walls have tiled splashbacks across. To complete is a DG UPVC opaque window to the side.

Front Elevation

To the front of the property you have a loose stone laid section for parking multiple vehicles and access to the rear via a locked side gate. There are gorgeous views to the front overlooking fields and greenery.

Rear Elevation

The rear garden is low maintenance and is mainly laid to lawn with a larger plot than usual. It is privately enclosed with fencing and can be accessed from the front via a locked side gate.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: B

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/MFD208191](https://www.burchelledwards.co.uk/Property/MFD208191)



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