



Larch Road

New Olverton



£180,000

(Chadwells
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*Modern Living in a Prime
Location...*





Larch Road





Welcome

Modern Living in a Prime Location... Step inside this beautifully presented 3-bedroom semi-detached home, ideally located in the popular and well-connected area of Ollerton. With a stylish interior, a spacious double garage, and a private rear garden. This property is perfect for families, professionals, or anyone looking to move straight into a modern, low-maintenance home. This home strikes the perfect balance between comfort, style, and practicality. Whether you're stepping onto the property ladder, upsizing, or downsizing, this house is a must-see. Contact us today to arrange a viewing!



Step inside...

Entrance Hall

Accessed through a uPVC door and having laminate flooring, ceiling light fitting and stairs off to the first floor landing.

Lounge *15' 8" x 12' 4" (4.77m x 3.76m)*

With a feature working log burner sat beautiful in a exposed brick chimney breast wall and having a tiled hearth. Laminate flooring, uPVC windows to the front and rear, two ceiling light fittings, radiator and TV point.

Kitchen *11' 2" x 13' 10" (3.40m x 4.21m)*

Fitted with a range of wall and base units having roll top work surfaces over, inset with a stainless steel sink, drainer and mixer tap. Integrated electric oven and gas hob with stainless steel extractor hood over. Space and plumbing for washing machine and upright fridge freezer. Tiled splash backs, vinyl flooring, ceiling light fitting, uPVC glazed door to the rear aspect and radiator.

Pantry

Under stairs storage with space for a condenser tumble dryer, wall mounted combi boiler, tiled flooring and obscure uPVC window to the side aspect.

Landing

With carpet flooring, uPVC window to the side aspect, loft access, ceiling light fitting and radiator.

Bedroom One *11' 10" x 12' 5" (3.60m x 3.78m)*

With carpet flooring, exposed brick feature chimney breast wall, uPVC windows to the front and rear, decorative ceiling light fitting and radiator.

Bedroom Two *11' 2" x 9' 10" (3.40m x 2.99m)*

With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

Bedroom Three *6' 10" x 9' 1" (2.08m x 2.77m)*

With laminate flooring, uPVC window to the front aspect, pendant light fitting and radiator.

Bathroom *4' 10" x 8' 4" (1.47m x 2.54m)*

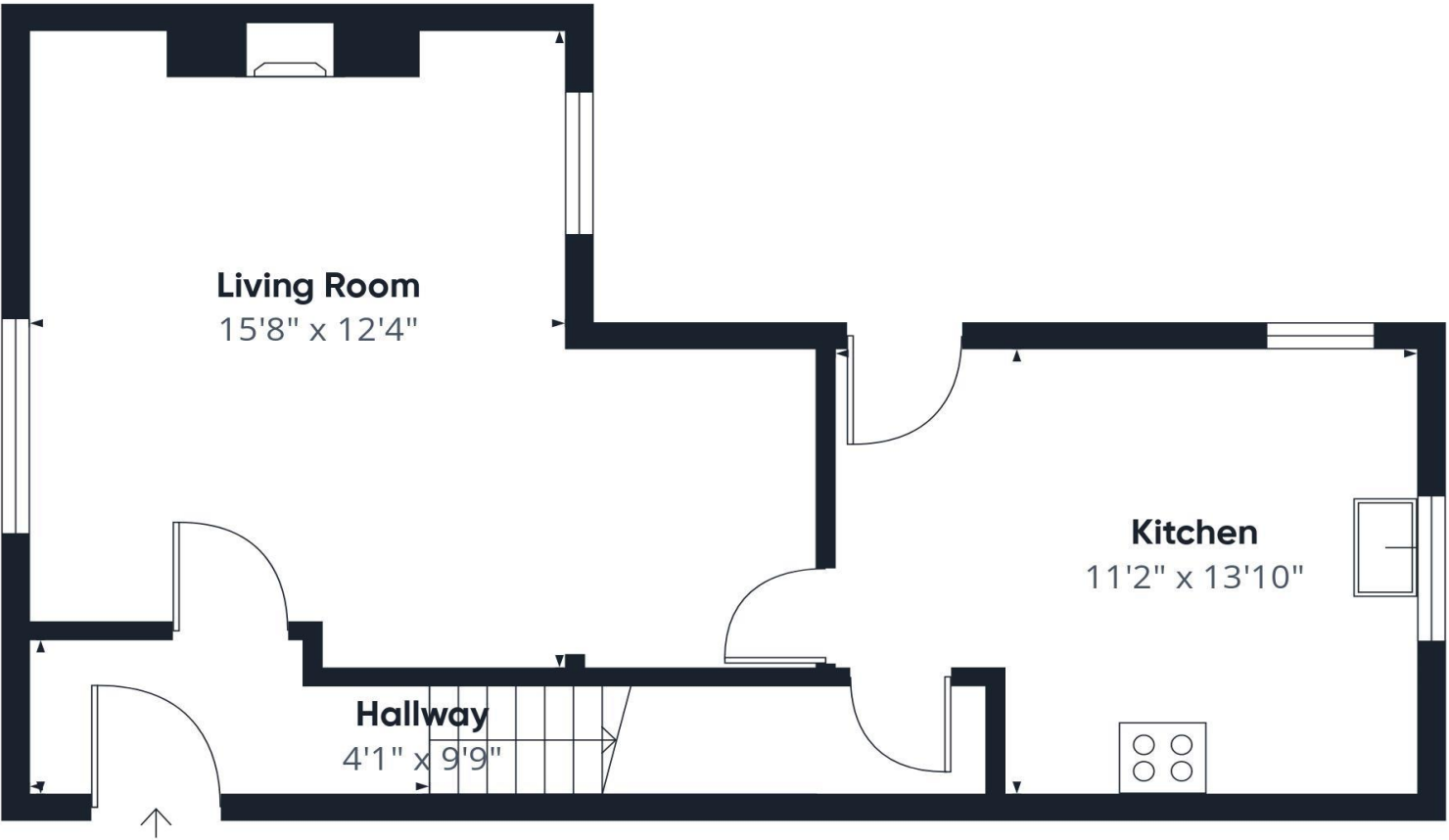
Fitted with a three piece suite comprising of bath with mixer shower over, pedestal wash basin and low flush WC. Tiled splashbacks, vinyl flooring, chrome heated towel rail, obscure uPVC window to the rear and ceiling light fitting.

Externally

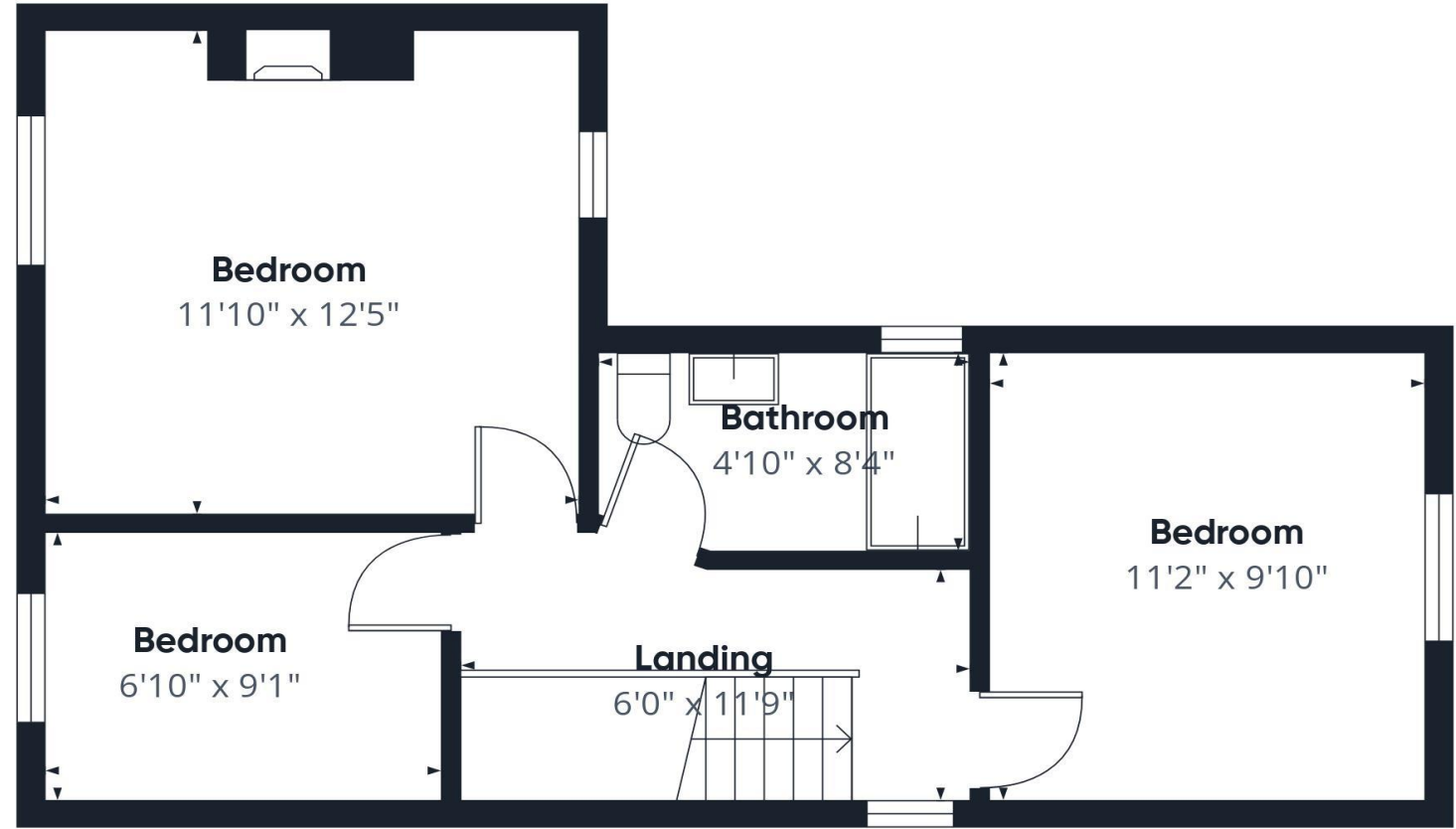
To the front of the property is a good sized lawn with a private driveway to the side aspect leading to the double garage and off road parking space which also benefits from an outside tap. The rear of the property is fully enclosed and is mainly laid to lawn with an array of mature shrubs and trees. There is also the added bonus of a decked seating area tucked away behind the garage.

Double Garage

With metal up and over doors.



Floor 0



Floor 1

Approximate total area⁽¹⁾
857 ft²

(1) Excluding balconies and terraces

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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property, give us a call.

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