



*Petersmith Drive*

*New Ollerton*



Offers in the Region Of £195,000

**Chadwells**  
Estate & Letting Agents





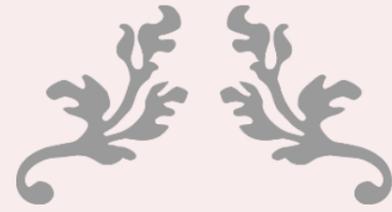
*Pack your bags and move straight  
in to this wonderful family  
home....*





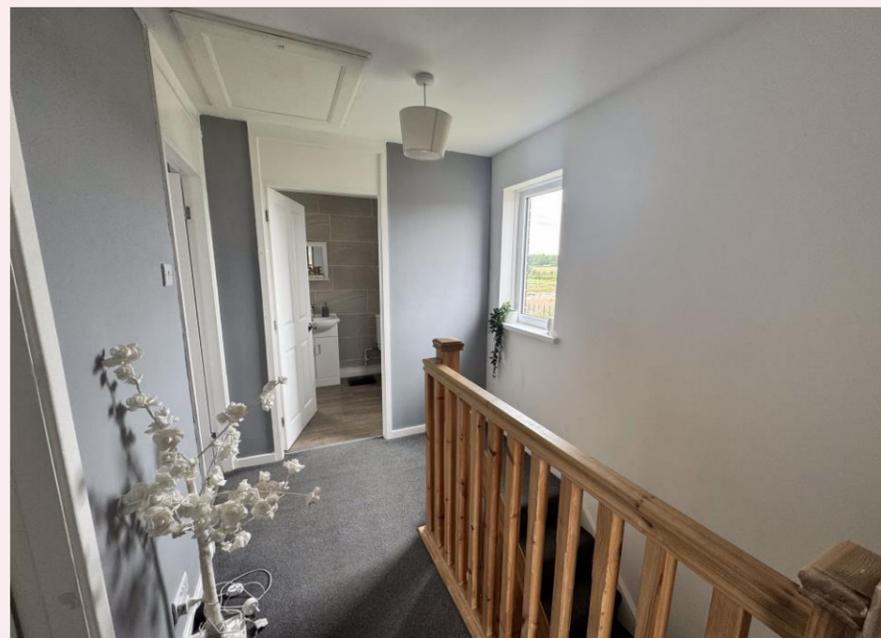
*Petersmith Drive*





# *Welcome*

We are delighted to bring this gem to the market. Being situated on a large corner plot it has masses of potential to extend (Subject to planning permission) The property boasts a large kitchen/diner with a modern suite, separate utility/cloakroom, a bright and airy lounge, three wonderfully sized bedrooms and a fantastic family bathroom complete with a three piece suite. Externally the property benefits from sitting on a corner plot and having its very own driveway for off road parking. . You will be amazed when you discover the space it offers upstairs, downstairs and outside. Viewings come highly recommended.



# Step inside...

## **Entrance Hall**

Enter through a uPVC door into the entrance hall with laminate flooring and radiator. Doors lead to the lounge, kitchen and stairs off to the first.

## **Lounge** *14' 6" x 10' 11" (4.42m x 3.32m)*

With carpet flooring, uPVC window to the front aspect and radiator.

## **Kitchen/Diner** *15' 11" x 10' 3" (4.85m x 3.12m)*

Fitted with a modern suite comprising wall and base units, square edge worksurface's with inset sink, drainer and mixer tap. Electric oven and hob with extractor above, space for freestanding fridge/freezer, tiled splash backs, radiator and uPVC window to the rear. Door to the utility area.

## **Utility/ Cloak room**

With space and plumbing for washing machine, low flush WC and hand wash basin.

## **First Floor Landing**

With carpet flooring, uPVC window to the side and doors leading to the three bedrooms and family bathroom. Loft access.

## **Master Bedroom** *14' 1" x 10' 1" (4.29m x 3.07m)*

With carpet flooring, radiator and uPVC window to rear aspect. Also benefits from a storage cupboard that houses a Glow Worm combination boiler.

## **Bedroom Two** *10' 10" x 9' 11" (3.30m x 3.02m)*

With carpet flooring, radiator and uPVC window to the front aspect.

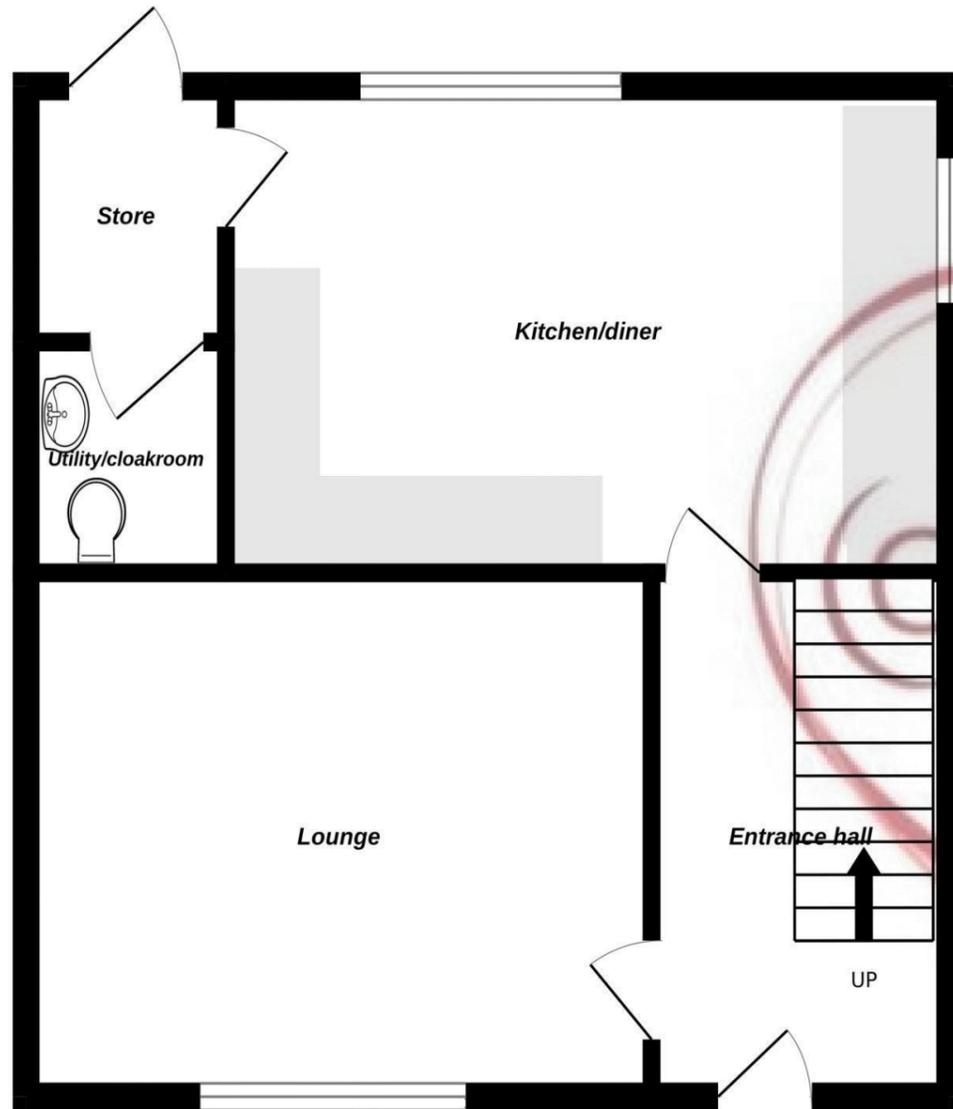
## **Bedroom Three** *10' 9" x 6' 11" (3.27m x 2.11m)*

With carpet flooring, radiator and uPVC window to front aspect.

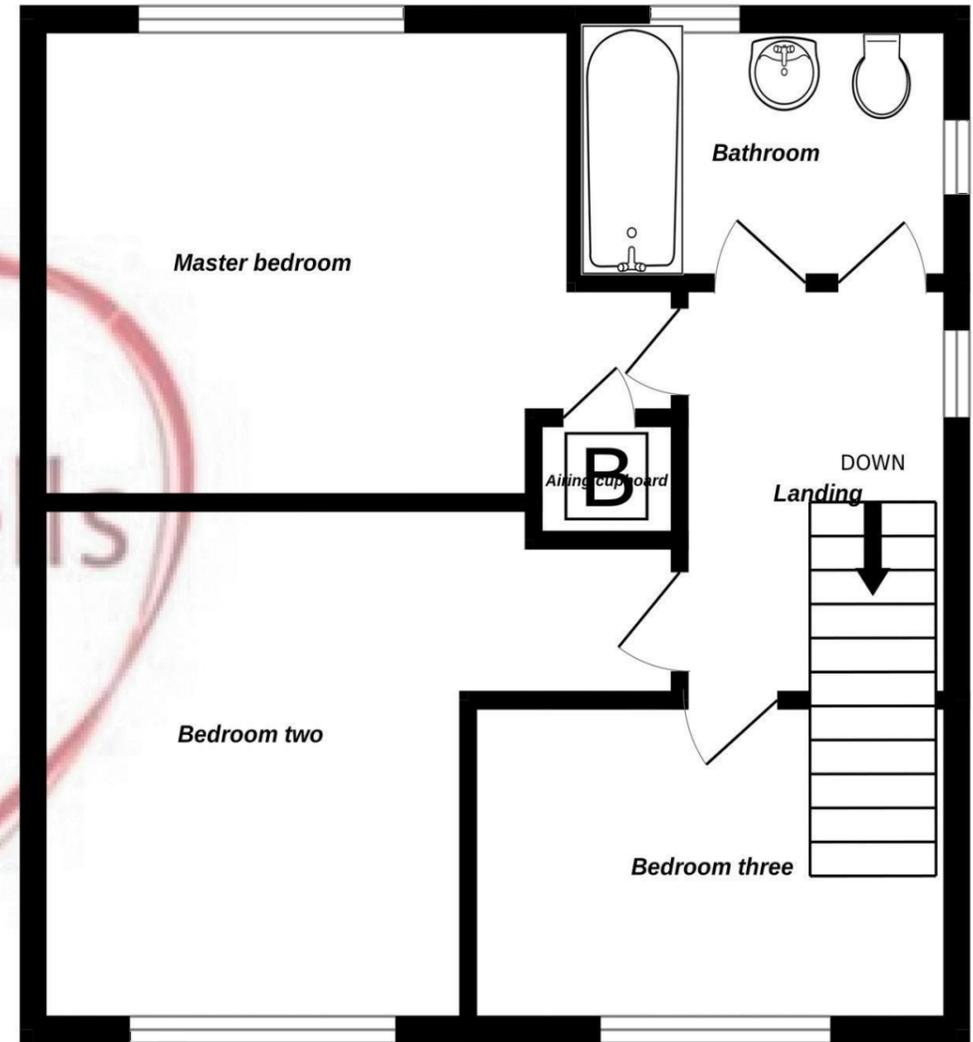
## **Outside**

Situated on a large corner plot that is mainly laid to lawn, there is gated access with a path leading to the front door and rear garden which is fully enclosed and has a brick built storage shed. Private off road parking to the front.

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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property, give us a call.

We'd Love To Show You Around!

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