



Breck Bank

Ollerton



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*Ideally Located Three Bedroom
Property...*





Brecko Banks





Welcome

Stepping into this gorgeous family home you are immediately struck by the light and bright spaces. The hallway provides access to the Dining Kitchen, Reception Lounge and the staircase to the first floor. Stepping into the beautifully presented Dining Kitchen you certainly won't be disappointed with the stylish high gloss cabinetry, which is enhanced by elegant wood effect, roll top work surfaces, with complimentary slate grey wall tiles. This sizeable Dining Kitchen offers enough space for even the largest of families and boasts further cabinetry which the owners have utilised as a great, on-trend coffee bar! The reception Lounge provides an elegant space, with a feature fireplace making it the perfect place to sit back and relax. Moving to the first floor, you will find a delightfully presented Family Bathroom with crisp white suite including 'over bath' electric shower with glass shower screen. All three bedrooms are bright and spacious, offering neutral flooring and decor throughout. To the front of the property, you will find off street parking for multiple cars and a small garden laid to lawn, whilst the rear provides that all important seating area along with a low maintenance garden. Viewings are must to appreciate all this property has to offer.



Step inside...

Entrance Hallway

A uPVC door leads to the entrance hallway with tile effect laminate flooring, white panel doors leading to the kitchen/ diner and lounge, under stairs storage cupboard, dado rail, radiator and open spindle stairs leading to first floor.

Kitchen/Diner *20' 10" x 8' 6" (6.34m x 2.58m)*

Fitted with a range of wall and base units finished in high gloss, wood effect worktops and tiled splash backs. A stainless-steel sink with drainer and mixer tap, space for a range style cooker with extractor hood above. Space and plumbing for a dishwasher, washing machine, tumble dryer and space for free standing fridge/ freezer. Laminate flooring, two decorative ceiling light fittings, uPVC windows to the side and rear elevation and a uPVC door leading to the rear garden.

Lounge *13' 8" x 10' 10" (4.16m x 3.30m)*

The light and airy lounge has a feature working log burner with stone effect surround. Laminate flooring, uPVC window to the front aspect, dado rail, Bt point and radiator.

First Floor Landing

Carpet to the stairs and landing, dado rail, radiator, loft hatch, uPVC window to the side and white panel doors leading to the three bedrooms and bathroom.

Master bedroom *14' 2" x 11' 1" (4.31m x 3.37m)*

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

Bedroom Two *14' 4" x 10' 2" (4.36m x 3.10m)*

With laminate flooring, radiator, uPVC window to the rear and store cupboard.

Bedroom Three *10' 9" x 6' 10" (3.28m x 2.09m)*

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

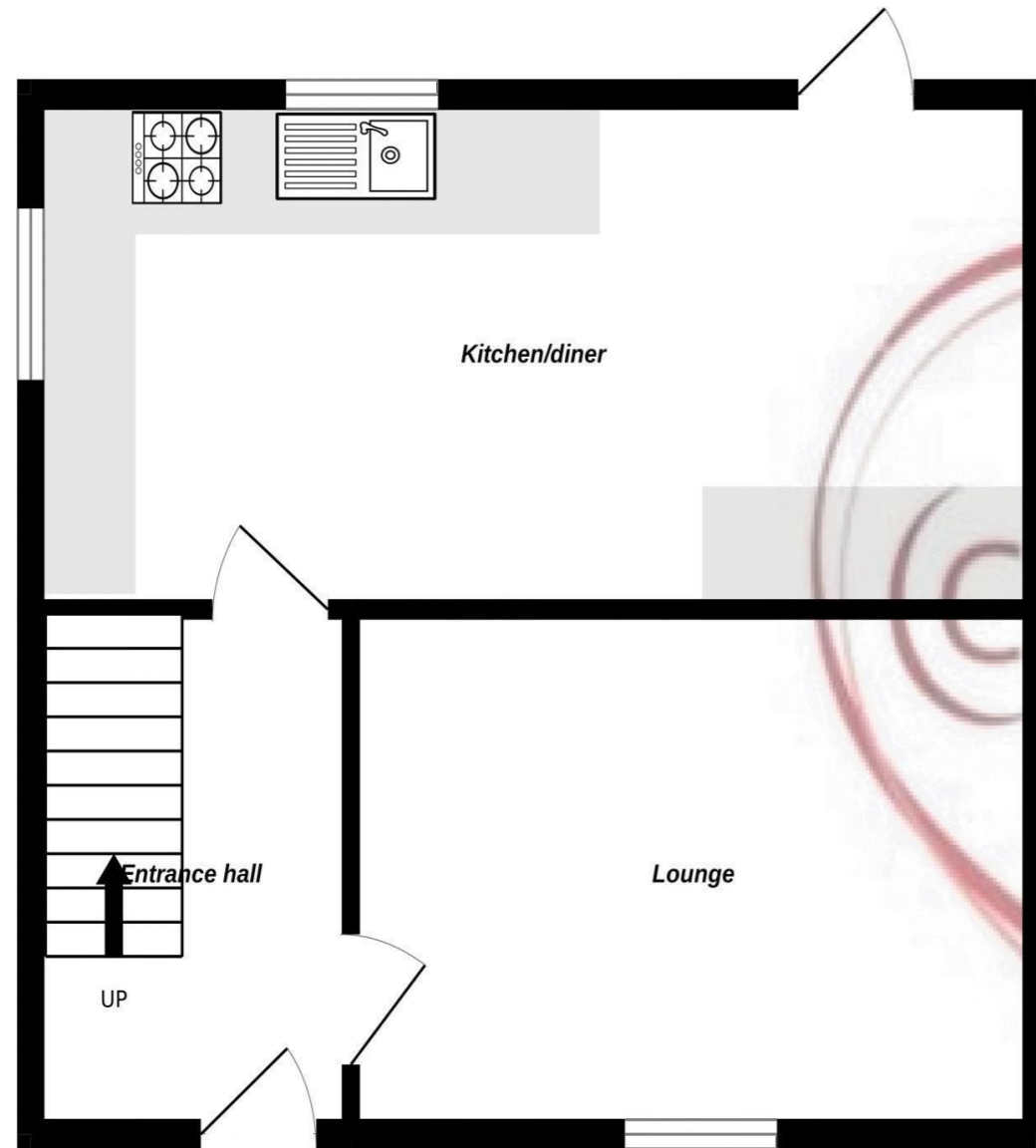
Family Bathroom *5' 8" x 8' 2" (1.73m x 2.50m)*

Fitted with a three piece suite comprising of bath with electric shower over, hand wash basin set in a vanity unit and low flush WC. Vinyl flooring, tiled splash backs, two uPVC windows, extractor fan, ceiling light fitting and wall mounted storage.

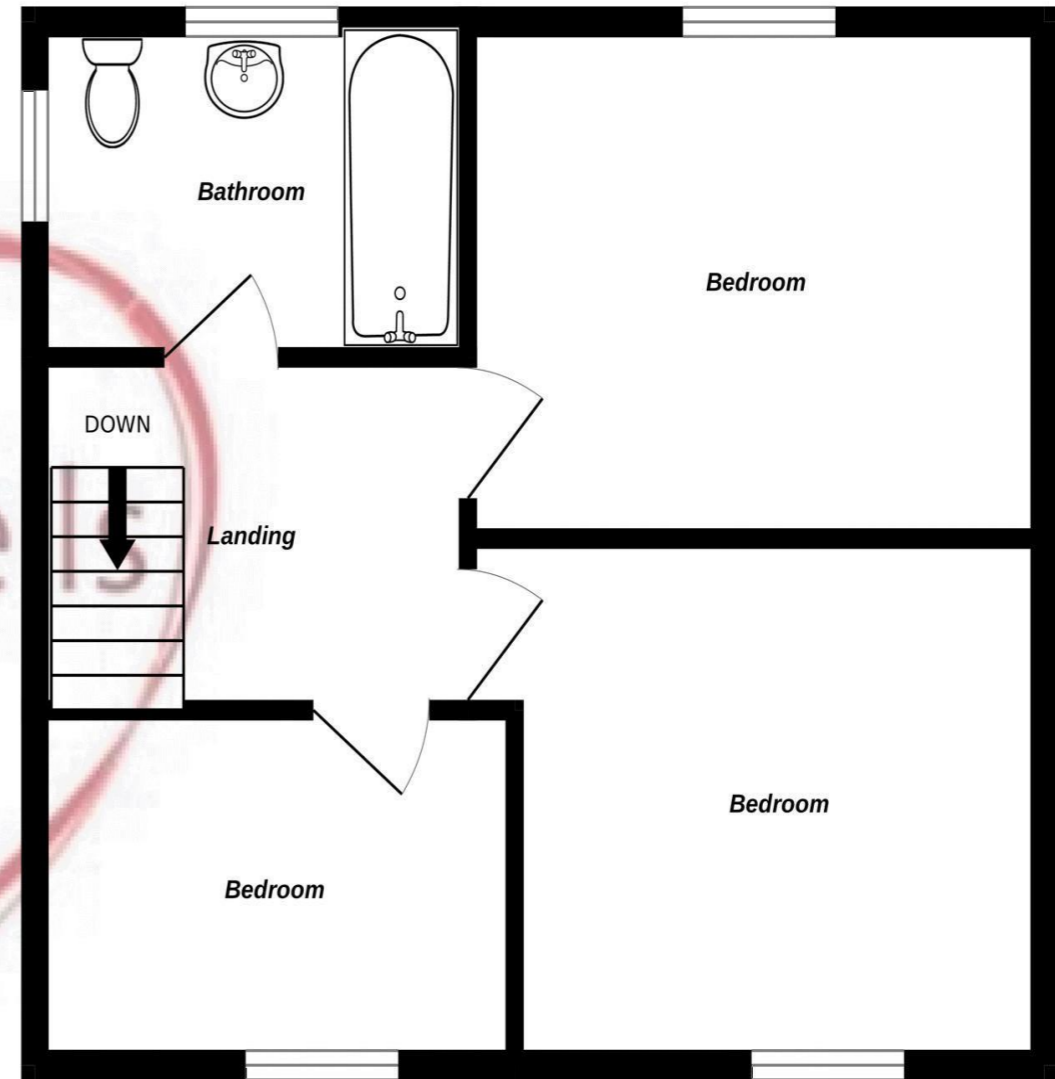
Externally

The front garden has a small lawn area with a good sized concrete drive offering ample off road parking and a gate leading to the rear garden. The rear garden is fully enclosed and is mainly laid with slate chippings with a good sized decked seating area.

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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