



Banksman Way

Ollerton



Offers in Excess of £210,000

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*Modern 3-Bedroom Detached
Home with Stunning Open
Field Views*





Banksman Way





Welcome

This beautifully presented three-bedroom detached property, built in 2020, is located in a prime position with uninterrupted open field views to the front – perfect for those seeking a modern home in a desirable setting. The ground floor welcomes a bright living room with exposed staircase. There's also a handy under stairs storage cupboard. The kitchen/diner is equipped with a range of modern wall and base units to utilise with integrated electric oven, hob and extractor fan, along with space for all essential appliances. There is ample dining space to enjoy sit down meals together with french doors that open onto the garden creating a flexible living space. There is also a downstairs w/c. The first floor offers three bedrooms with lots of space and flexibility to make your own. The family bathroom is complete with a modern white three-suite with shower over bath. The garden to the front is laid with private driveway with access to the single garage and the private rear garden which provides the perfect space for outdoor entertaining or simply relaxing. This home is ideal for families or professionals seeking a stylish, low-maintenance property with a great layout and plenty of natural light. Situated in a sought-after area, this home is close to excellent local amenities, schools, and transport links — making it a fantastic choice for modern living.



Step inside...

Entrance Hall *3' 3" x 5' 2" (0.99m x 1.57m)*

Enter through white composite front door. uPVC double glazed window to side elevation, radiator, ceiling light fitting, carpet flooring and doors leading to lounge and WC.

Cloakroom *2' 9" x 5' 1" (0.84m x 1.55m)*

Obscure uPVC double glazed window to side, two piece white suite, ceiling light fitting, radiator and vinyl flooring.

Living Room *14' 3" x 14' 6" (4.34m x 4.42m)*

Bright and airy living room with wonderful open field views. Open staircase and uPVC double glazed window to front aspect, ceiling light fitting, radiator and carpet flooring.

Storage Cupboard

Large walk in cupboard with carpet.

Kitchen/Diner *14' 3" x 9' 5" (4.34m x 2.87m)*

Fitted with a range of wall and base units with roll top work surfaces over inset with a stainless steel sink, drainer and mixer tap. Electric oven with hob and extractor fan above, plumbing and space for washing machine and fridge/freezer, uPVC window to the rear aspect, radiator, ceiling light fitting, vinyl flooring and uPVC French doors leading to patio area and rear landscaped.

First Floor Landing *6' 0" x 9' 4" (1.83m x 2.84m)*

Carpet flooring, ceiling light, radiator, access to all bedrooms and family bathroom.

Bedroom One *8' 0" x 10' 9" (2.44m x 3.27m)*

Ceiling light fitting, carpet flooring, built in wardrobe, radiator and uPVC double glazed window to front elevation.

Bedroom Two *8' 0" x 9' 5" (2.44m x 2.87m)*

Radiator, built in clothes storage, uPVC double glazed window to rear aspect and ceiling light fitting.

Bedroom Three *6' 0" x 8' 0" (1.83m x 2.44m)*

(Currently being used as an office), light fitting, radiator, carpet flooring, wardrobe and uPVC double glazed window to front aspect.

Family Bathroom *6' 0" x 6' 0" (1.83m x 1.83m)*

White three piece suite comprising of white pedestal wash basin, low flush toilet and bath with shower over. Walls around bath and shower are fully tiled. Obscure window to rear of aspect. Radiator, ceiling light and extractor fan.

Garage *17' 5" x 9' 0" (5.3m x 2.75m)*

With white up and over door to the front and internal door giving access to the rear garden.

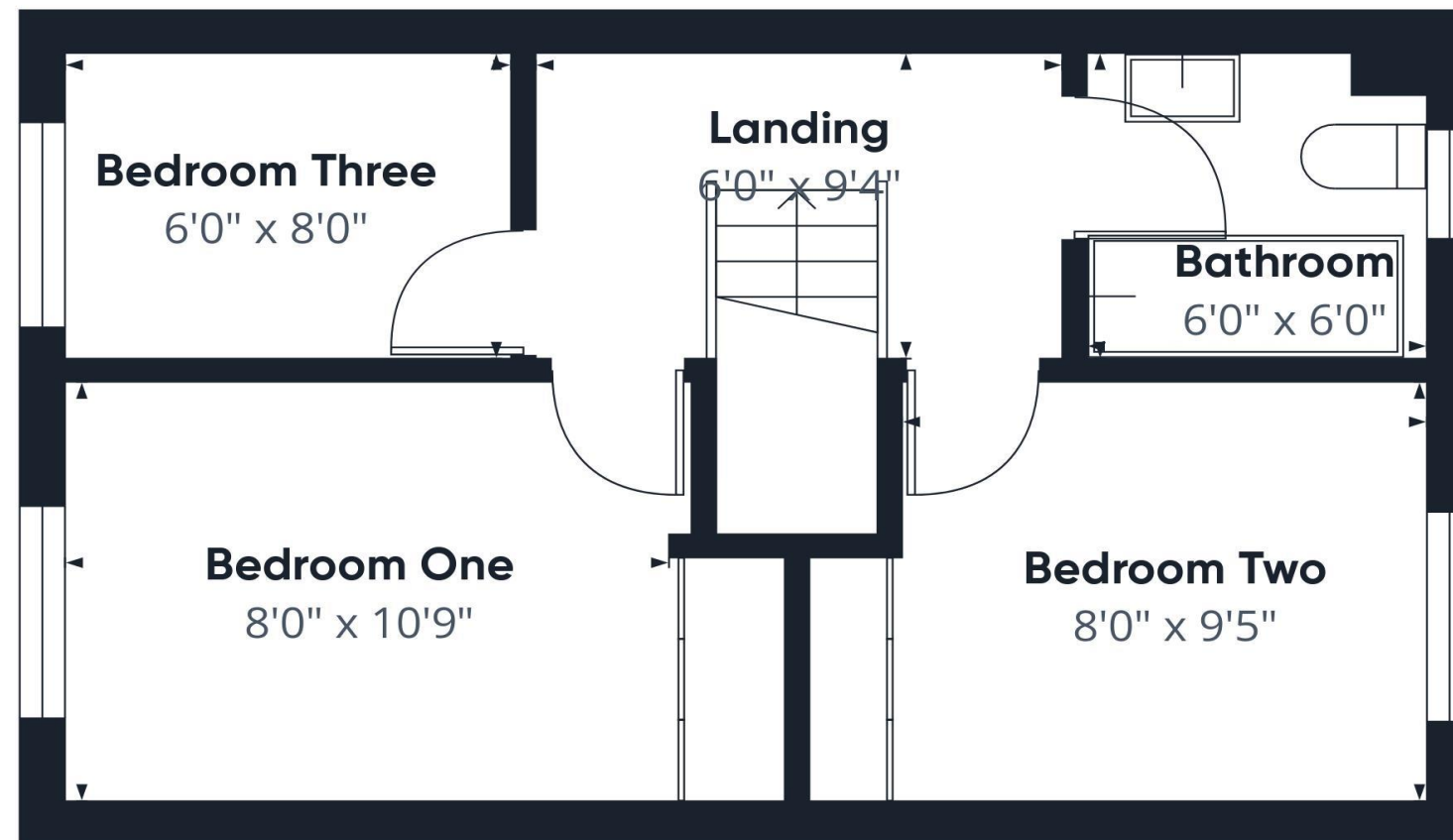
Externally

Front garden mainly laid to lawn with gravel driveway leading to single garage with up and over garage door. The garage also benefits from power and lighting and access to the rear garden. The rear garden is fully enclosed and is mainly laid to lawn with borders filled with established plants and shrubs and a patio area. All of which provides the perfect space for outdoor entertaining or simply relaxing.

Score	Energy rating	Current	Potential
92+	A	83 B	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾
690 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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