



Chestnut Drive

Ollerton



£170,000

(Chadwells
Estate & Letting Agents





*Spacious Three Bedroomed
Family Home..*





Chestnut Drive





Welcome

This spacious three-bedroom semi-detached house is one not to be missed! This property boasts a modern fully fitted kitchen/diner, bright and cosy lounge and large conservatory all to the ground floor with the first-floor housing three generous bedrooms and a family bathroom. Externally the property benefits from off road parking to the front, a shared driveway, garage and large extended rear garden which is fully enclosed and is laid to lawn with a large patio area. Viewings are a must to appreciate what this property has to offer!



Step inside...

Entrance Hallway *10' 8" x 5' 8" (3.25m x 1.73m)*
Enter through the uPVC door into the entrance hall with laminate effect cushion flooring, radiator, under stairs storage, doors to the kitchen/diner, lounge and stairs off to the first floor.

Living Room *10' 9" x 14' 4" (3.27m x 4.37m)*
uPVC window to front aspect of property. Laminate flooring, feature paneled wall, radiator and ceiling lights.

Kitchen/Diner *10' 2" x 16' 2" (3.10m x 4.92m)*
UPVC windows rear of property. Light and spacious kitchen/diner with laminate effect cushion flooring. Range of base and wall units with roll edge work surface which incorporates a stainless steel sink, drainer and mixer tap, integrated oven, hob, extractor fan, and plumbing for washing machine/dish washer. There is ample space for family dining. uPVC doors leading to utility and conservatory.

Rear Entrance/Utility *6' 3" x 4' 9" (1.90m x 1.45m)*
Laminate flooring, plumbing and space for Washing machine and dryer, which are both cleverly hidden. Plenty of storage, ceiling light and uPVC door to side aspect.

Sun Room/Conservatory *9' 1" x 18' 3" (2.77m x 5.56m)*
Bringing the outside space in. A wonderful large conservatory for entertaining, family time or just simply relaxing.

First Floor Landing
Carpet flooring, ceiling light, access to all bedrooms and bathroom. You also have access to the boarded loft. There is a large loft hatch and ladders which makes it easy access for the boiler and giving additional storage space.

Bedroom One *12' 1" x 10' 3" (3.68m x 3.12m)*
Built in wardrobes, carpet flooring, radiator and uPVC window to front aspect.

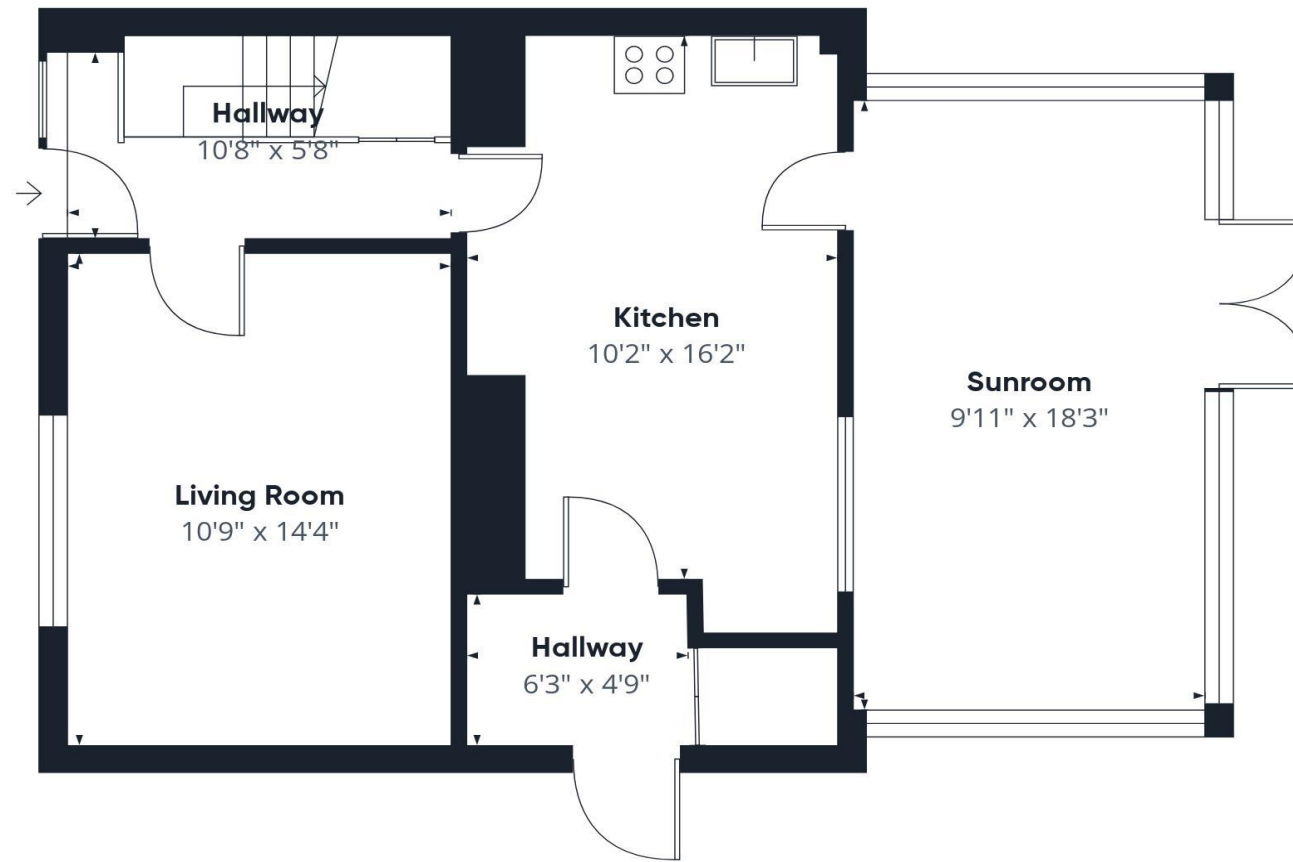
Bedroom Two *10' 11" x 10' 1" (3.32m x 3.07m)*
Carpet flooring, radiator, ceiling light and uPVC window to rear aspect.

Bedroom Three *6' 9" x 10' 8" (2.06m x 3.25m)*
Carpet flooring, radiator, ceiling light and uPVC window to front aspect.

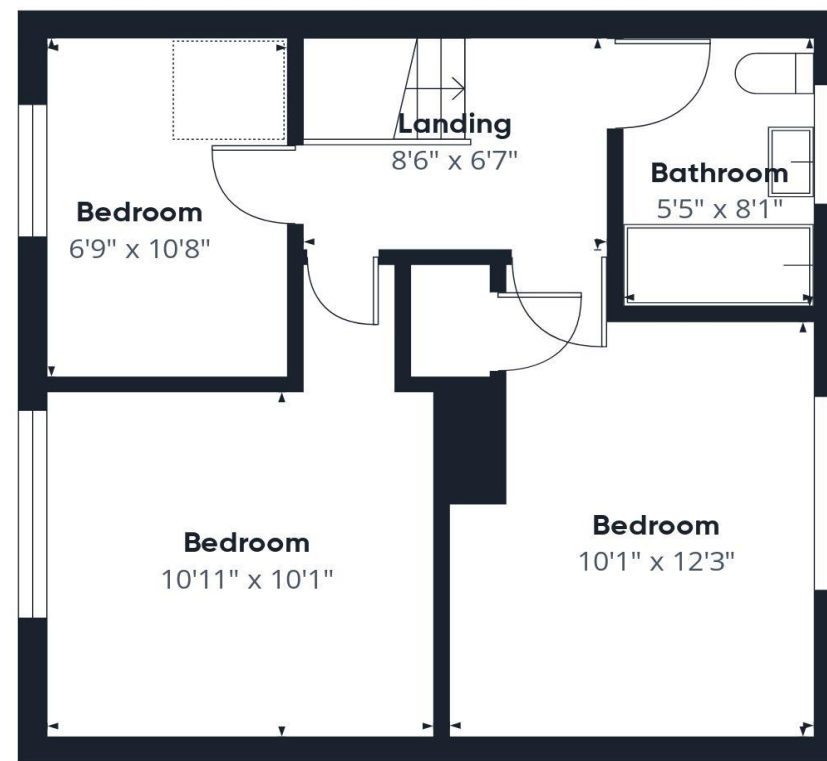
Family Bathroom *5' 5" x 8' 1" (1.65m x 2.46m)*
Fitted with white three piece suite including bath with shower over head , hand wash basin and low flush WC. Fully tiled walls and flooring, obscure uPVC window to rear aspect and ceiling light.

Externally
Front garden offers plenty of off road parking with a shared driveway, leading to garage and rear garden. A larger than average garden offering a wealth of space for entertaining and family fun. There is a good sized graveled area with outdoor furniture which then leads to the gated lawn area.

Score	Energy rating	Current	Potential
92+	A	72 C	79 C
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⁾
1016 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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