



Headstock Close

Ollerton



Offers in the Region Of £175,000

(Chadwells
Estate & Letting Agents





*A wonderful family home with
stunning sunset views.... Quiet
Cul-de-Sac Location*





Headstock Close





Welcome

This well-presented two-bedroom semi-detached property enjoys a desirable position within a peaceful cul-de-sac, offering attractive open field views to the front aspect. The accommodation is tastefully decorated in neutral tones throughout and comprises entrance hallway, lounge, kitchen diner with patio doors to the rear garden and a cloakroom to the ground floor. Upstairs there are two good size double bedrooms and a family bathroom. Externally, the property benefits from a private driveway leading to a single garage, together with an enclosed rear garden, ideal for outdoor dining and relaxation. This modern home is ideally suited to first-time buyers, professional couples, or those seeking a downsize in a quiet yet convenient location. Viewing is highly recommended to appreciate the setting and accommodation on offer.



Step inside...

Entrance Hallway *4' 5" x 3' 7" (1.35m x 1.09m)*
Composite front door, stairs to first floor, radiator and ceiling light.

Lounge *9' 10" x 14' 11" (2.99m x 4.54m)*
UPVC window to the front aspect with attractive open field views, radiator, under-stairs storage cupboard, TV point, ceiling light and doors to entrance hall and kitchen/diner.

Kitchen/Diner *13' 2" x 7' 9" (4.01m x 2.36m)*
Fitted with base and wall units, roll top worktops, stainless steel sink and drainer, electric oven and grill, four ring gas hob with extractor fan over, space for washing machine and fridge-freezer, uPVC French doors and window to the rear, radiator and 2 ceiling lights.

Cloakroom *3' 2" x 5' 4" (0.96m x 1.62m)*
Low flush WC, radiator and hand wash basin.

First Floor Landing *5' 8" x 5' 3" (1.73m x 1.60m)*
Access to the loft, radiator.

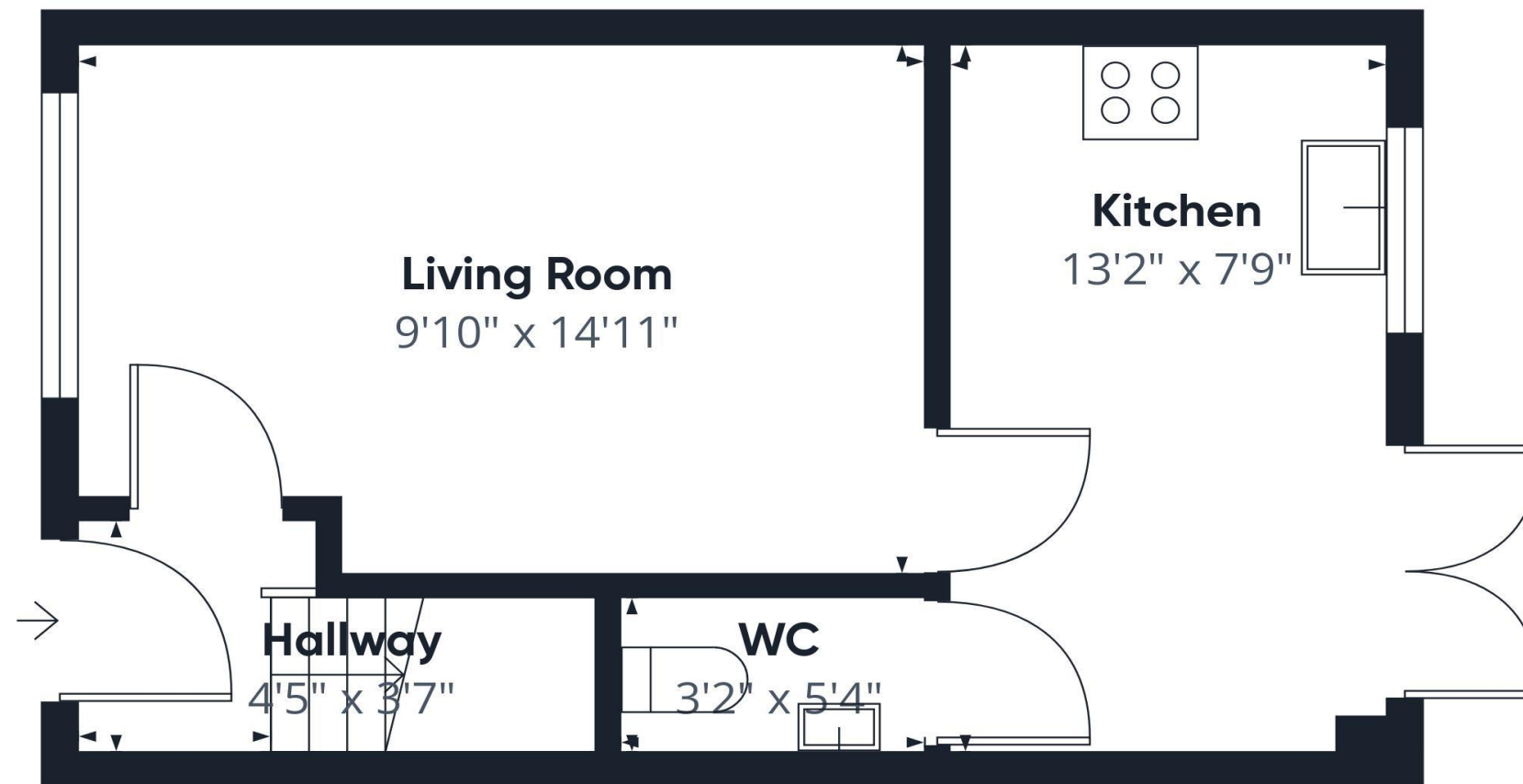
Bedroom One *13' 5" x 10' 0" (4.09m x 3.05m)*
UPVC window to front aspect with views across adjacent fields, radiator and carpet flooring.

Bedroom Two *7' 4" x 12' 10" (2.23m x 3.91m)*
Double bedroom with uPVC window to rear aspect, radiator, ceiling light and carpet flooring.

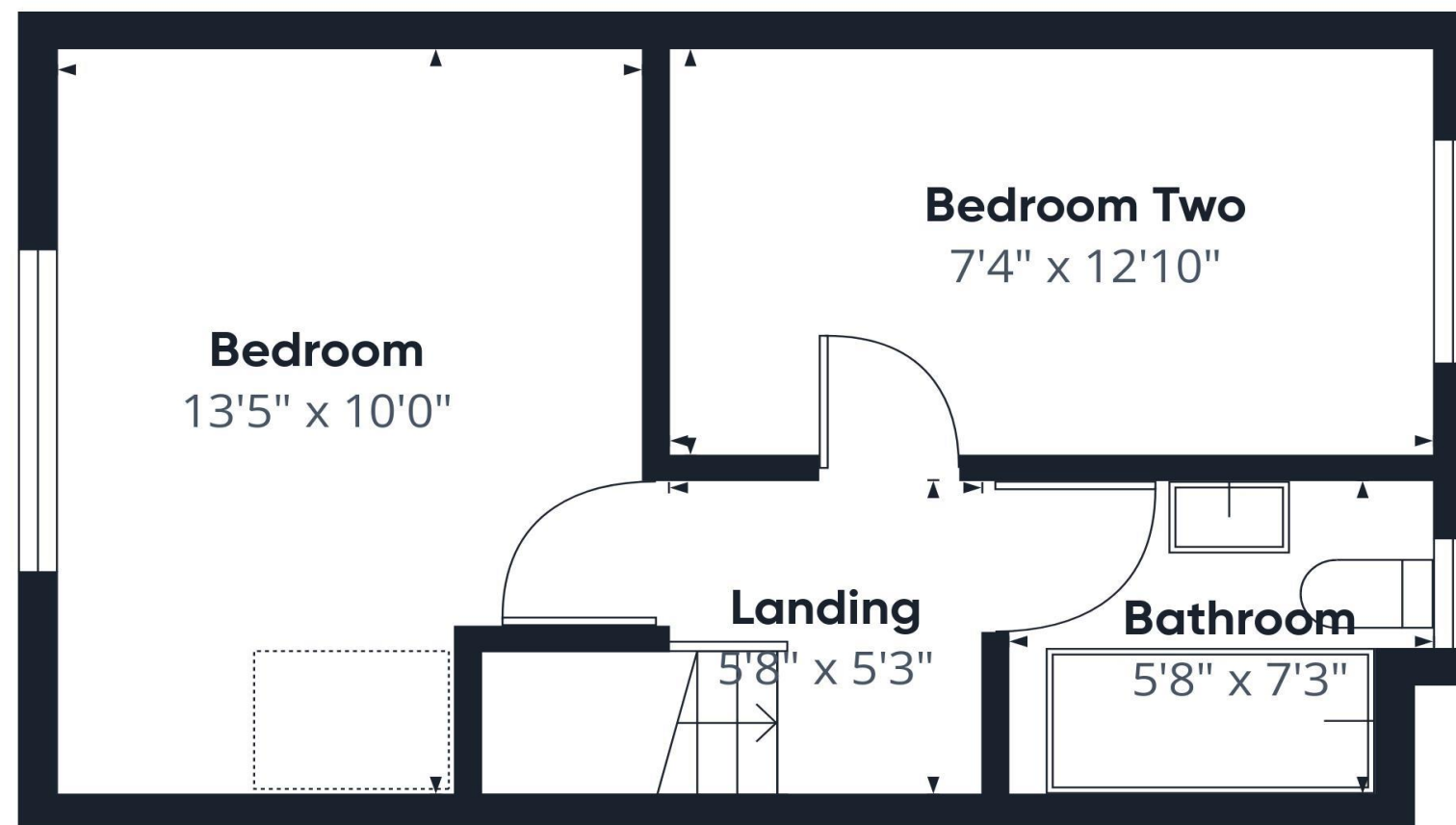
Family Bathroom *5' 8" x 7' 3" (1.73m x 2.21m)*
Three-piece white suite comprising bath with mains shower over, low flush WC, hand wash basin, obscure glazed window to the side, part tiled walls, radiator and vinyl flooring.

Externally
To the front of the property the drive provides off road parking and leads to the single garage with up and over door, power and lighting. A door leads to the rear garden which is laid to lawn and fully fenced.

Score	Energy rating	Current	Potential
92+	A	83 B	97 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⁾
576 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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