



Larch Road

New Ollerton, Newark, NG22 9SX

£170,000



NO UPWARD CHAIN - this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it a wonderful place to settle down. Whether you are looking for a family home or a property with potential for investment, this semi-detached house on Larch Road is a fantastic opportunity not to be missed.



Description

NO UPWARD CHAIN - This three bedroom, two bathroom extended house is an ideal opportunity for first time buyers. Located in a great location within walking distance to the shops and local amenities this property is not to be missed. Briefly comprising of; lounge, dining room, kitchen to the ground floor, three bedrooms and two bathrooms to the first floor. The property benefits from front and rear gardens, driveway and garage.

Lounge 20'2" x (18'10") x 11'10" (6.15m x (5.75) x 3.62m)

The lounge is front facing with an upvc bay window, carpet, storage cupboard and a centre feature of a Victorian slate decorative fireplace with tiled hearth, carpet and radiator. The electric consumer unit is located in the lounge.

Dining Room 14'11" x 8'11" (4.56m x 2.73m)

Entering through from the lounge into the dining area, with laminate flooring, side facing window with the central heating boiler inserted in an inlet with solid wood mantle and sides. The pantry is off the dining room with ample of space for coats etc with storage on the original cold slab.

Kitchen 16'9" x 8'2" (5.11m x 2.49m)

The kitchen is an extension to the original build, built in 1989 with dual aspect windows, tiled floor and stable upvc door leading into the rear garden. The kitchen comprises of solid Oak wall and base units, Belfast sink, granite worktops, dishwasher, five ring induction electric Arga with double oven and grill, extractor above with multi coloured lights, an American style fridge / freezer ready plumbed for nice cold water and ice making and a space for the washing machine.

Stairs & Landing

With carpet leading to the first floor there is a split landing with dark wooden spindle staircase. Access to the loft.

Shower Room 5'2" x 2'6" (1.60m x 0.78m)

The shower is a double walk in cubicle with aqua board walls, Mira electric power shower, recess lighting with extractor and a chrome ladder rail.

Bedroom One 11'10" x 11'7" (3.63m x 3.55m)

A double bedroom newly white washed with a front facing with an upvc window and radiator.

Bedroom Two 10'2" x 9'0" (3.10m x 2.75m)

A double bedroom newly painted with built in double cupboards housing the hot water tank with Louvre doors, radiator and upvc window over looking the rear garden.

Bedroom Three 9'2" x 8'3" (2.80m x 2.53m)

A generous size third bedroom newly painted with an upvc window to the front elevation and radiator.

Bathroom 8'2" x 4'9" (2.50m x 1.45m)

The bathroom consists of fully tiled walls, bath, sink with vanity unit and wc with a side facing window and vinyl laminate effect flooring.

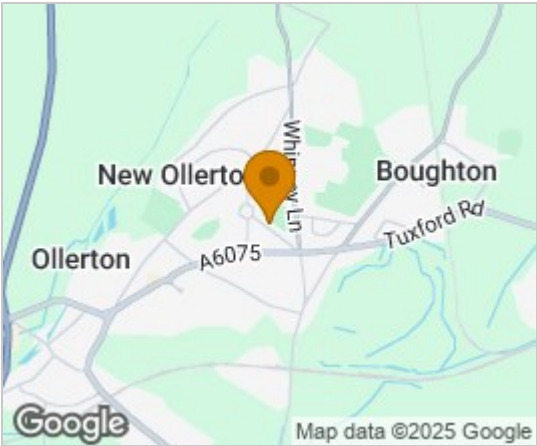
Outside

To the front is an open plan lawn, shared split driveway leading to the rear garden with a garage with up and over door, electrics and lighting and an outside cold water supply.

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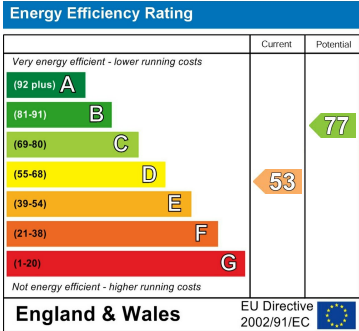
Area Map



Floor Plans



Energy Efficiency Graph



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