



Larch Road

New Ollerton, Newark, NG22 9SX

£230,000



Located on the popular area of Larch Road, New Ollerton, Newark, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for extended family or single level living. The well-designed layout includes a welcoming reception room, perfect for relaxing or entertaining.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The property is also equipped with off road parking.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Whether you are looking to settle down or invest, this property on Larch Road presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. Don't miss the chance to make this lovely house your new home.



Description

This four bedroom property is ideal for extended families or single level living, having a one bedroom extension with a wet room. The property consists of entrance hallway, lounge, kitchen / diner and a conservatory. Three bedrooms and family bathroom to the first floor. The master bedroom has the ability to be converted into two bedrooms making this property a five bed. To the outside there is a garage, hot tub covered area and lawn.

Hallway 8'2" x 6'0" (2.51m x 1.85m)

The property is entered through the front upvc door into the hallway with laminate flooring, access to the under stairs cupboard.

Lounge 16'4" x 10'6" (5.00m x 3.21m)

The lounge has dual aspect windows with wooden horizontal blinds, Oak laminate flooring, wall and ceiling lights.

Kitchen / Diner 16'4" x 11'5" (5.00m x 3.48m)

The kitchen has a vast range of dove green wall and base units, integrated fridge / freezer, electric fan assisted oven and hob with extractor over, stainless sink with drainer, tiled floor and radiator.

Conservatory 9'2" x 7'4" (2.80m x 2.24m)

The conservatory has vinyl flooring and radiator.

Ground Floor Annex 13'1" x 6'11" (4.00m x 2.11m)

The ground floor annex has vinyl floor, two storage cupboards, security alarm for exit doors, disabled doorway leading to the rear garden and sliding door leading into the fully tiled wet room with an electric shower.

Stairs & Landing

A split landing with spindle stair case, dual aspect windows with blinds and radiator.

Master Bedroom 23'11" x 10'4" (7.29m x 3.17m)

A generous size extended master bedroom which has the ability to be renovated into a further bedroom, with carpet, radiator and rear facing window.

Bedroom Two 11'6" x 8'8" (3.52m x 2.65m)

A double bedroom rear facing with carpet, ceiling light and radiator.

Bedroom Three 10'7" x 6'6" (3.24m x 2.00m)

A single room front facing with carpet and radiator.

Bathroom 7'7" x 7'9" (2.32m x 2.37m)

The bathroom comprises of a white three piece suite; bath, wc and hand basin and a curved corner shower with an electric shower.

Outside

To the front of the property there is off road parking, driveway to the side. To the rear there is an enclosed lawn, gazebo covering the hot tub, with electrics and lighting.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

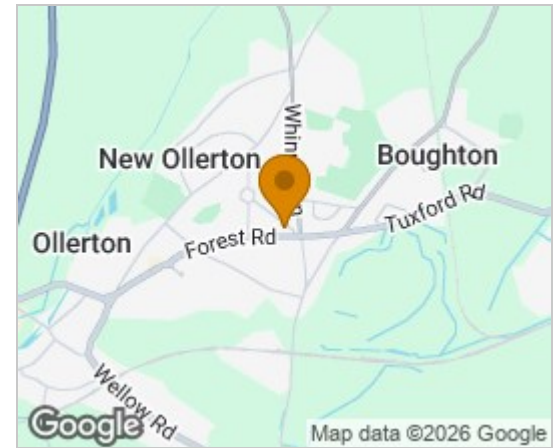
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4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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