



Whitewater Road

New Ollerton, Newark, NG22 9XF

£180,000



This delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a well-appointed shower room, ensuring convenience for daily routines. One of the standout features of this property is the generous parking space, accommodating in excess of three vehicles, which is a rare find in many homes today.

The location of this residence offers a blend of tranquillity and accessibility, making it an ideal choice for those seeking a peaceful neighbourhood while still being within reach of local amenities and transport links. With its appealing layout and practical features, this semi-detached house on Whitewater Road is a wonderful place to call home. Don't miss the chance to view this property and envision your future in this lovely setting.



Description

Walk in feet up !
An immaculately presented three bed semi detached property in a popular location of Ollerton. The property briefly comprises of lounge, kitchen / diner, three bedrooms and a modern shower room. Benefiting from off road parking, garage and fully enclosed rear garden.

Hallway 11'7" x 6'4" (3.54m x 1.94m)

The property is entered through the composite front door into the hallway with a radiator, laminate flooring, understairs storage cupboard and a white painted spindle stair case leading to the first floor. Hive heating controls are wall mounted in the hallway.

Lounge 14'5" x 10'10" (4.40m x 3.32m)

The lounge is front facing with a large Upvc window, radiator and the continuation of the laminate floor leading through from the hallway. Coving to the ceiling with a decorative ceiling rose, wall lights and a centre feature of an electric flame display wall mounted fire.

Kitchen / Diner 20'9" x 8'5" (6.35m x 2.58m)

A great family space allowing for a dining table for family meal times, with a range of light wood effect wall and base units and display units, black granite work tops, four ring gas hob, extractor, electric fan assisted oven, space for a washing machine and dishwasher, vertical modern radiator, tiled floor and two ceiling lights. An additional storage cupboard and access leading into the rear garden.

Stairs & Landing

Leading up the carpet stairs to the first floor landing with a side upvc window access to the loft.

Master Bedroom 14'1" x 10'0" (4.30m x 3.05m)

A double bedroom rear facing with carpet, radiator and the addition of an air con unit supplying cool and warm air. The Ideal Logic combi C24 boiler is located in the airing cupboard located in the bedroom.

Bedroom Two 10'9" x 9'10" (3.30m x 3.02m)

A double room front facing with a modern vertical radiator and carpet.

Bedroom Three 8'10" x 6'10" (2.70m x 2.09m)

A single room front facing with carpet, radiator, built in storage cupboards utilising the bulk head space.

Shower Room 8'0" x 6'3" (2.45m x 1.91m)

A modern recently refurbished shower room comprising of a double walk in shower cubicle with glass screen, pump fed from the boiler, vanity unit encasing the hand basin and soft closing toilet, chrome towel ladder rail, extractor, decorative vinyl flooring and two rear facing obscure windows.

Outside

To the front of the property there is a gravel front for approximately 2/3 vehicles with a front wooden picquet fence, shared driveway leading to the garage with an up and over door. side gated access into the rear garden with a brick out house with power, large wood decking area, lawn and low maintenance slate area. Out side hot and cold water taps.

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.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

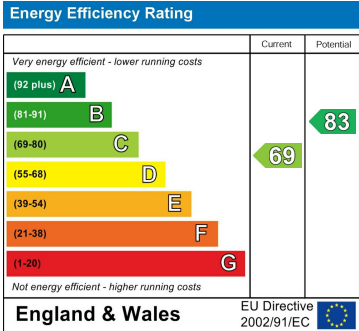
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.