



## Birklands Avenue

New Ollerton, Newark, NG22 9SA

Offers over £180,000



Welcome to this charming semi-detached house located on Birklands Avenue. This inviting property boasts three well-proportioned bedrooms, making it an ideal home for families or people who work from home. The property is newly renovated, allowing you to walk straight in and put your feet up

The surrounding area of New Ollerton offers local amenities and parks nearby, ensuring that you have everything you need within easy reach. This home presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location.

In summary, this semi-detached house on Birklands Avenue is a delightful property that combines comfort and practicality, making it a fantastic choice for your next home. Don't miss the chance to make it yours!



## Description

Simply walk in and pop your feet up !

This newly renovated three bedroom semi detached property is a MUST view house. The property briefly comprises of a lounge, kitchen / diner, utility room, three bedrooms and a bathroom. To the outside there is a driveway leading to the garage and a fully enclosed low maintenance garden.

### Entrance 7'9" x 4'11" (2.38m x 1.52m)

Entering the property through the front upvc door into the hallway which has laminate flooring a modern wall mounted electric panel heater and access to the ground floor rooms and open staircase leading to the first floor.

### Lounge 18'3" x 10'1" (5.58m x 3.09m)

The lounge is a generous size with dual aspect windows with wooden slat white vertical blinds, continuation of the laminate flooring, large radiator with TRV and a centre ceiling light.

### Kitchen / Diner 14'5" x 9'1" (4.40m x 2.78m)

The kitchen comprises of cream high gloss wall and base units with decorative aqua board splash back, integrated fridge / freezer, fan assisted electric oven and grill with a four ring gas hob with an extractor above. Laminate flooring, large radiator and upvc French doors lead into the enclosed rear garden.

### Utility Room 6'9" x 4'0" (2.08m x 1.24m )

A purpose built utility room with a cream high gloss double wall unit, work top and plumbing for a washing machine below and hanging space for coats. The electric meter is located in the utility room.

### Stairs & Landing

The carpeted stair case leads to the first floor with an extended airing cupboard housing the Ideal logic max combi C30 central heating boiler. Ideal location for airing laundry.

### Master Bedroom 13'1" x 10'5" (4.00m x 3.18m)

A front facing double bedroom with carpet, radiator upvc window with vertical blind and access to the loft with a pull down attached loft ladder.

### Bedroom Two 11'8" x 9'4" (3.58m x 2.86m)

A double room front facing with carpet, radiator and centre ceiling light.

### Bedroom Three 10'2" x 8'8" (3.10m x 2.66m)

A single room rear facing with carpet, radiator and ceiling light.

### Bathroom 7'3" x 5'6" (2.22m x 1.68m)

The bathroom comprises of a white three piece bathroom suite; bath with mixer shower over and glass shower screen, white high gloss vanity unit with an encased sink and soft closing wc, part tile walls and aqua board.

### Outside 50'6" x 25'1" (15.40m x 7.65m)

To the front is an open plan low maintenance gravel front ideal for additional parking, driveway to the side leading to the garage. The property has accommodated approximately 8 vehicles for parking. Leading into the rear garden measuring 15.40m long x 7.65m wide through double gated wooden gates into the fully enclosed tier garden with a slab patio area, wooden sleeper steps leading to the astro turf low maintenance middle section and a raised gravel top tier with a wooden shed 14ft wide x 8ft length, 8th height to the side with its own electrics and lighting. An outside rear water supply for the benefit of washing vehicles.

### Garage 16'5" x 9' (5.00m x 2.74m)

The garage has double front facing opening doors with electrics and lighting.

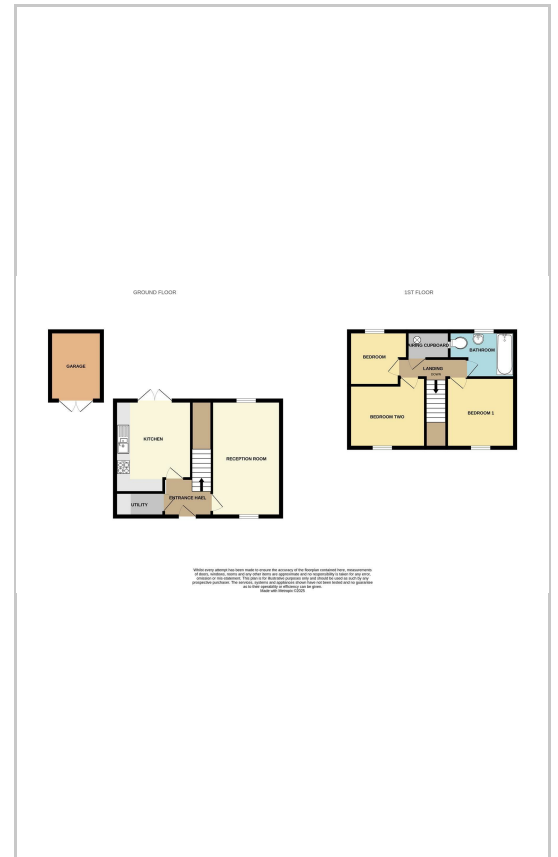
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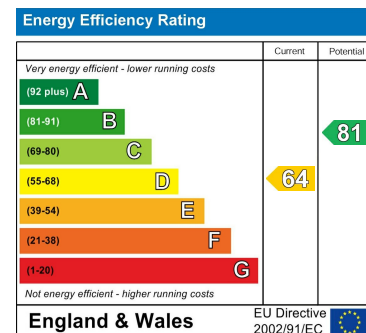
## Area Map



## Floor Plans



## Energy Efficiency Graph



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