



Briar Road

New Ollerton



£140,000

Chadwells
Estate & Letting Agents





*This deceptively large family home
is a must see!*





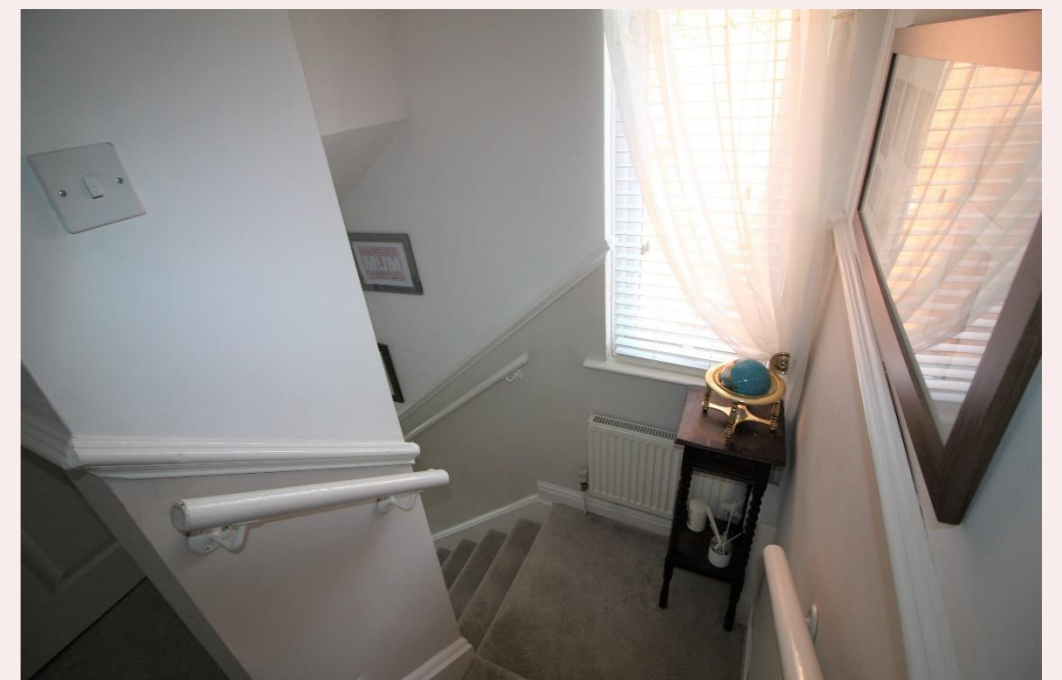
Briar Road





Welcome

Practical living accommodation to the ground floor includes a traditional kitchen with solid wood shaker style kitchen doors and Belfast sink, separate utility area, large family lounge with focal fireplace and cosy conservatory overlooking the beautifully landscaped rear garden. To the first floor you will find three bedrooms that are all comfortable doubles and a modern bathroom with a three-piece suite featuring a rain forest style mains feed shower. Additional benefits to this property are the detached garage, summer house and off road parking. With tasteful decor through out this property is ready for its new owner to move in and start enjoying life in their new home!



Step inside...

Entrance Hall

Enter through the composite door into the entrance hall, with tiled flooring, stairs off to the first floor and door into the lounge.

Lounge 15' 7" x 13' 5" (4.75m x 4.09m)

With carpet flooring, fancy coving, large UPVC window to the front aspect, TV and BT points, door leading to the kitchen/ diner and focal fire place with stone surround.

Kitchen/ diner 17' 8" x 10' 0" (5.38m x 3.06m)

The kitchen is fitted with quality cabinets offering a traditional feel, with solid wood shaker style doors, granite squared edge work surfaces and Belfast sink with mixer tap. Free standing Canon Hotpoint cooker with electric oven and gas hob, extractor hood above, integrated fridge, two UPVC window to the rear aspect, two built in storage cupboards, part tiled walls, fully tiled floor and UPVC door leading to the conservatory. Door to under stairs area currently used as a utility room which has plumbing and drainage for a washing machine and housing gas boiler.

Understairs utility

With space and plumbing for washing machine, wall mounted Ideal combi boiler and UPVC window to the side aspect. .

Conservatory 9' 4" x 9' 4" (2.85m x 2.84m)

The brick and UPVC built conservatory has tiled flooring, radiator and French doors leading to the rear garden.

First floor landing

With carpet flooring, UPVC window to the side aspect, loft access, radiator and doors leading to the three bedrooms and family bathroom.

Master bedroom 13' 6" x 10' 2" (4.12m x 3.10m)

With carpet flooring, UPVC window to the rear and TV point.

Bedroom Two 10' 4" x 10' 0" (3.14m x 3.06m)

With carpet flooring, UPVC window to the front aspect, radiator and TV point.

Bedroom Three 10' 0" x 8' 5" (3.04m x 2.57m)

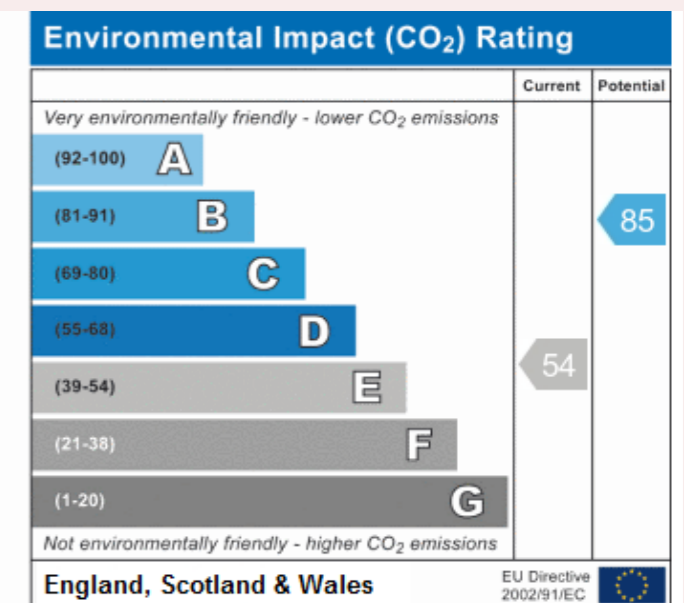
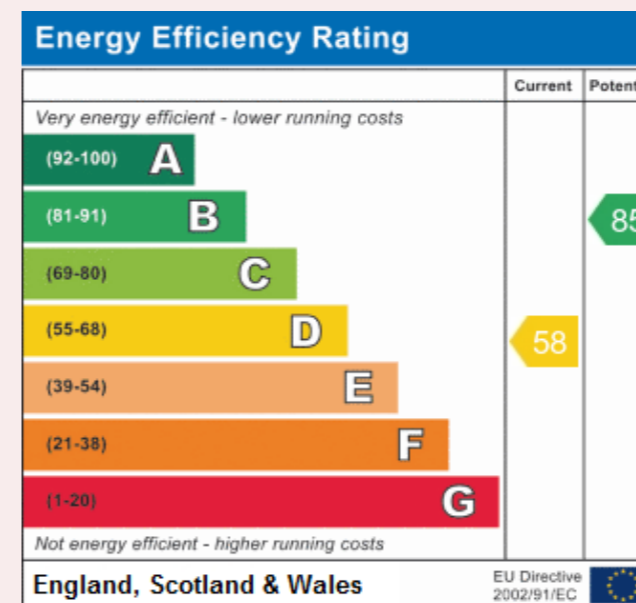
With carpet flooring, UPVC window to the rear aspect and radiator.

Bathroom 6' 8" x 8' 2" (2.03m x 2.50m)

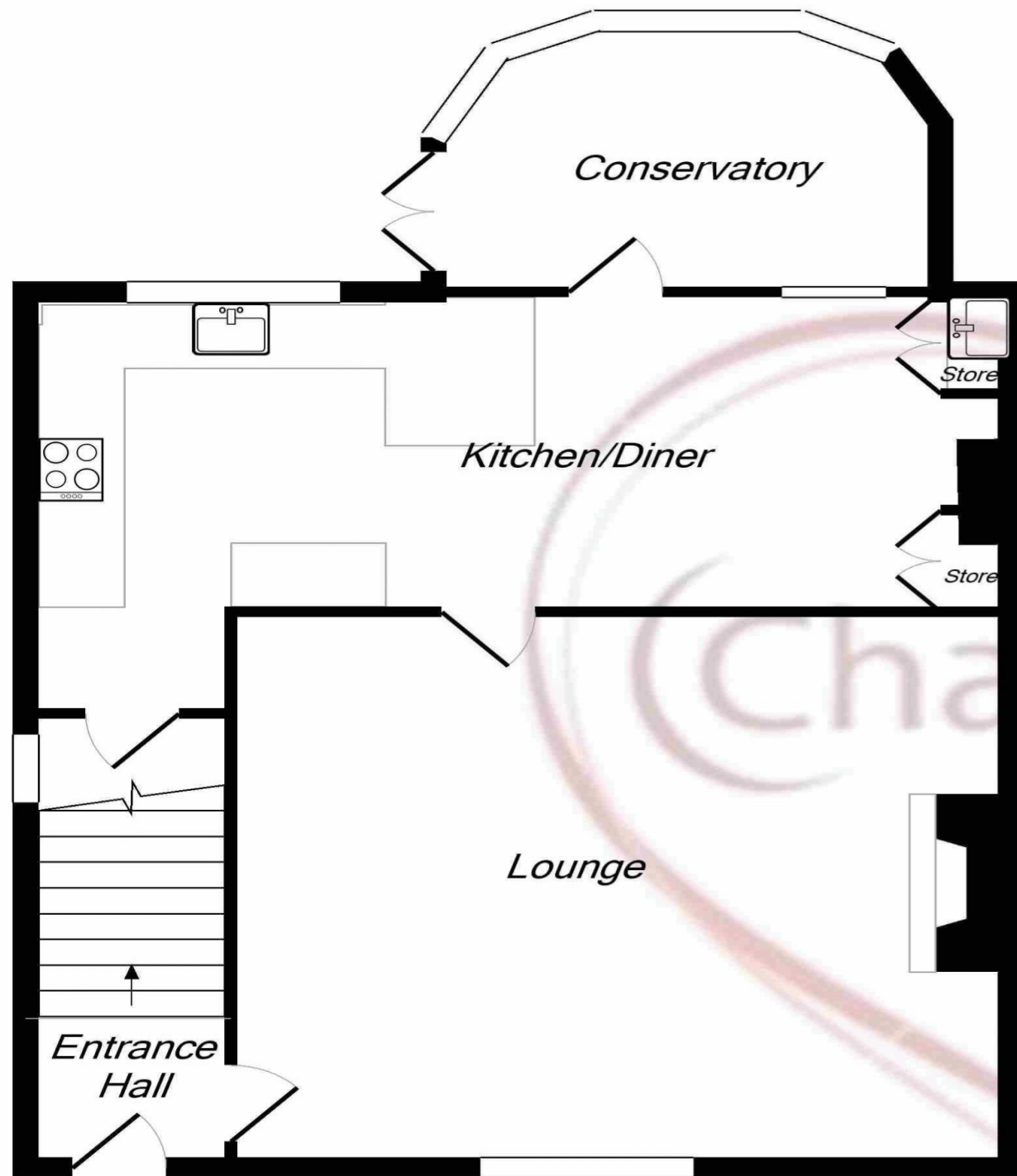
The bathroom is fully tiled and fitted with a three piece suite comprising 'P' shaped bath with 'Rainforest' style overhead mains feed shower and curved glass shower screen, low flush WC and hand wash basin. Ladder style radiator and UPVC obscure window to the front aspect.

Outside

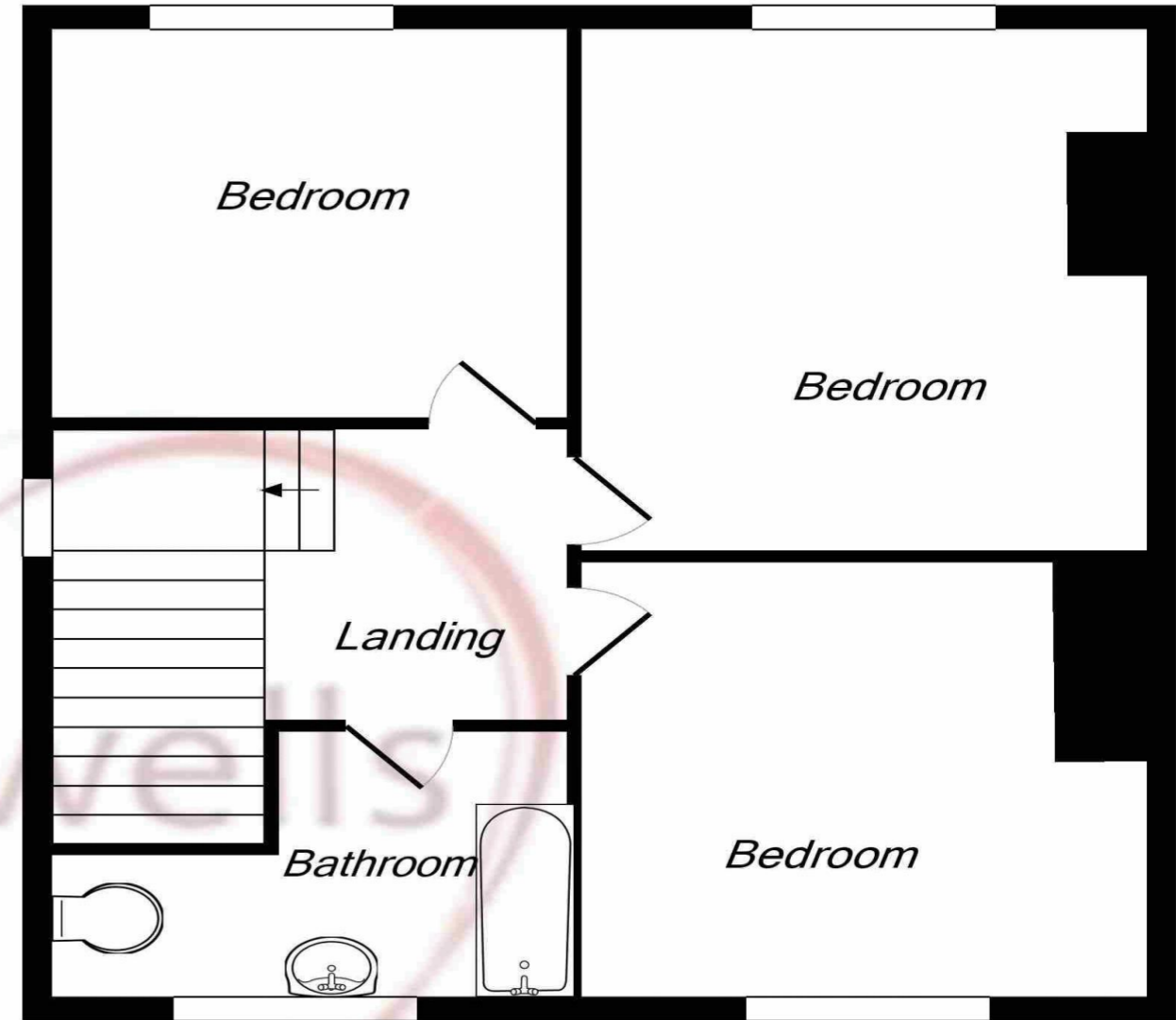
To the front of the property there is a lawned area and shared driveway leading to the garage. The rear garden is beautifully landscaped and offers a decked seating area, a array of plants and shrubs and a summer house., A detached garage.



Address:
11 Briar Road



*Ground Floor
Approx. Floor
Area 774 Sq.Ft.
(71.9 Sq.M.)*



*1st Floor
Approx. Floor
Area 669 Sq.Ft.
(62.2 Sq.M.)*

Total Approx. Floor Area 1443 Sq.Ft. (134.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019



Selling Homes with Bespoke Lifestyle Photography

Chadwells
Estate & Letting Agents

If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

The logo for Chadwells Estate & Letting Agents. It features a large, stylized red letter 'C' on the left. To the right of the 'C', the word 'Chadwells' is written in a red, serif font. Below 'Chadwells', the words 'Estate & Letting Agents' are written in a smaller, red, sans-serif font.

Chadwells
Estate & Letting Agents