



*St. Stephens Road*

*Ollerton*



Offers in the Region Of £145,000



Chadwells  
**SOLD**  
Tel: 01623 861861  
www.chadwells.co.uk

24



Ideal Family Home  
Offering Modern Living  
Throughout...





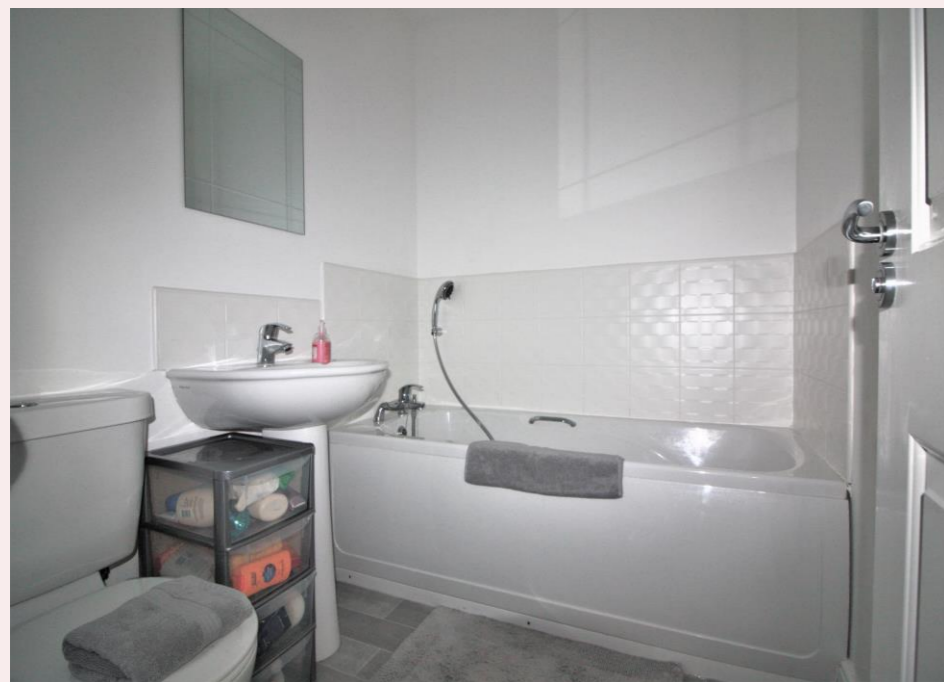
*St. Stephens Road*





# *Welcome*

This modern three-bedroom property sits in the heart of the Miller Homes development, situated on the outskirts of Ollerton Village with stunning views out onto the woodlands. Boasting a warm and welcoming feel, this property briefly comprises of lounge, kitchen/diner and cloakroom to the ground floor, two bedrooms and family bathroom to the first floor with a spacious master bedroom and en-suite to the second floor. Externally the property benefits from a well maintained rear garden and off road parking to the front. Viewing is a must to appreciate all this immaculate home has to offer.



# Step inside...

## Entrance Hallway

Accessed through a composite door to the front aspect and having carpet flooring, radiator and stairs off to the first floor.

## Lounge 14' 6" x 10' 6" (4.42m x 3.20m)

With uPVC window to the front aspect, radiator, TV, Radio and BT points, ceiling light fitting and carpet flooring.

## Kitchen/Diner 10' 10" x 13' 7" (3.31m x 4.14m)

Fitted with a range of wall and base units having roll top work surfaces over inset with a stainless steel sink, drainer and mixer tap. Additional benefits include an integrated electric oven, gas hob with extractor hood over, space and plumbing for a washing machine, dishwasher and upright fridge freezer. Two ceiling light fittings, uPVC window and French doors to the rear aspect, radiator and vinyl flooring.

## Cloakroom 6' 8" x 2' 10" (2.04m x 0.86m)

Fitted with a low flush WC and pedestal hand wash basin. Obscure uPVC window to the side aspect, radiator, ceiling light fitting and vinyl flooring.

## First Floor Landing

With carpet flooring, uPVC window to the side aspect, radiator and ceiling light fitting.

## Bedroom Two 8' 3" x 12' 8" (2.51m x 3.86m)

With a built in storage cupboard housing the water tank, uPVC window to the rear aspect, radiator, ceiling light fitting and carpet flooring.

## Bedroom Three 9' 0" x 6' 11" (2.75m x 2.12m)

With a uPVC window to the front aspect, ceiling light fitting, radiator and carpet flooring.

## Family Bathroom 7' 0" x 5' 8" (2.14m x 1.72m)

Fitted with a three piece suite comprising of a panelled bath with handheld shower, pedestal wash basin and low flush WC. Tiled splash backs, extractor fan, ceiling light fitting, radiator and vinyl flooring.

## Master Bedroom 15' 7" x 13' 9" (4.75m x 4.18m)

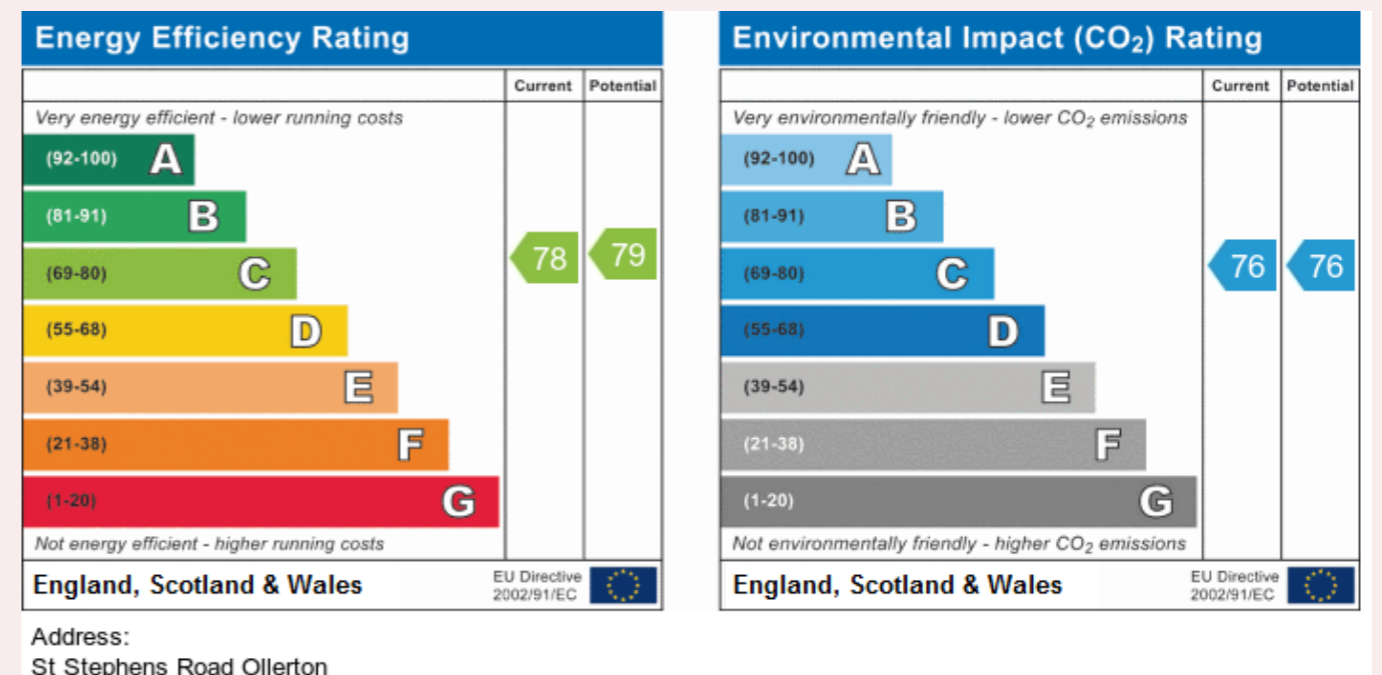
With a Dorma window to the front aspect and uPVC window to the side aspect, built in wardrobes with sliding doors, TV and BT points, loft access, radiator, ceiling light fitting, carpet flooring and door to the en-suite.

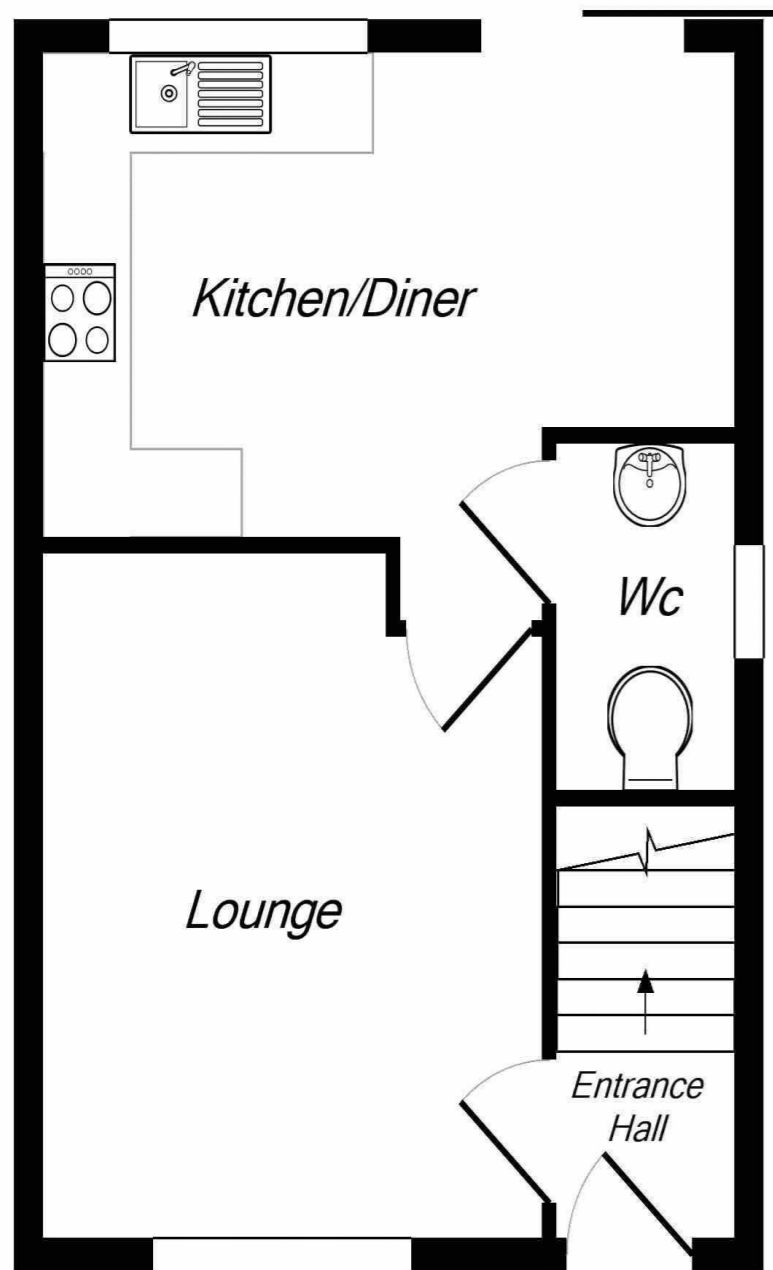
## En-suite 8' 10" x 5' 3" (2.69m x 1.59m)

Fitted with a three piece suite comprising of shower cubicle with mains fed shower, pedestal hand wash basin and low flush WC. Tiled splash backs, extractor fan, ceiling light fitting, skylight window, radiator and vinyl flooring.

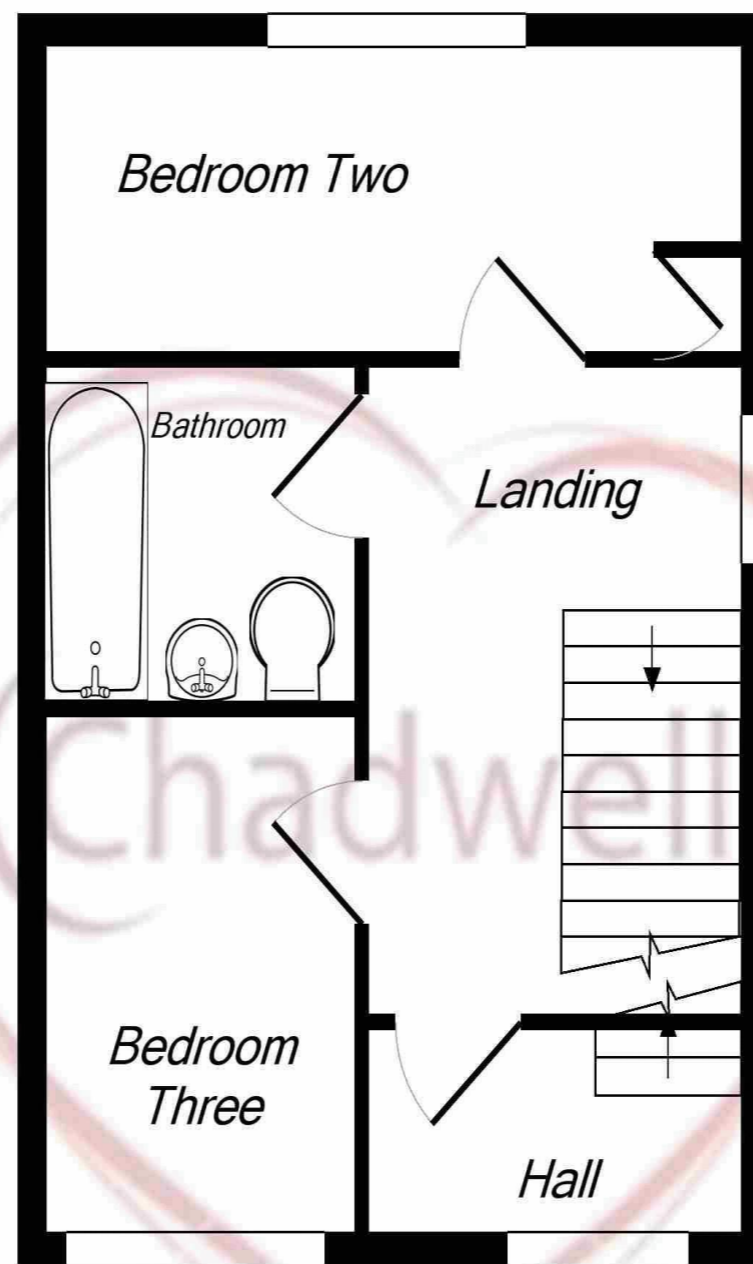
## Externally

The front of the property offers off road parking with a fully enclosed garden to the rear which is mainly laid to lawn.

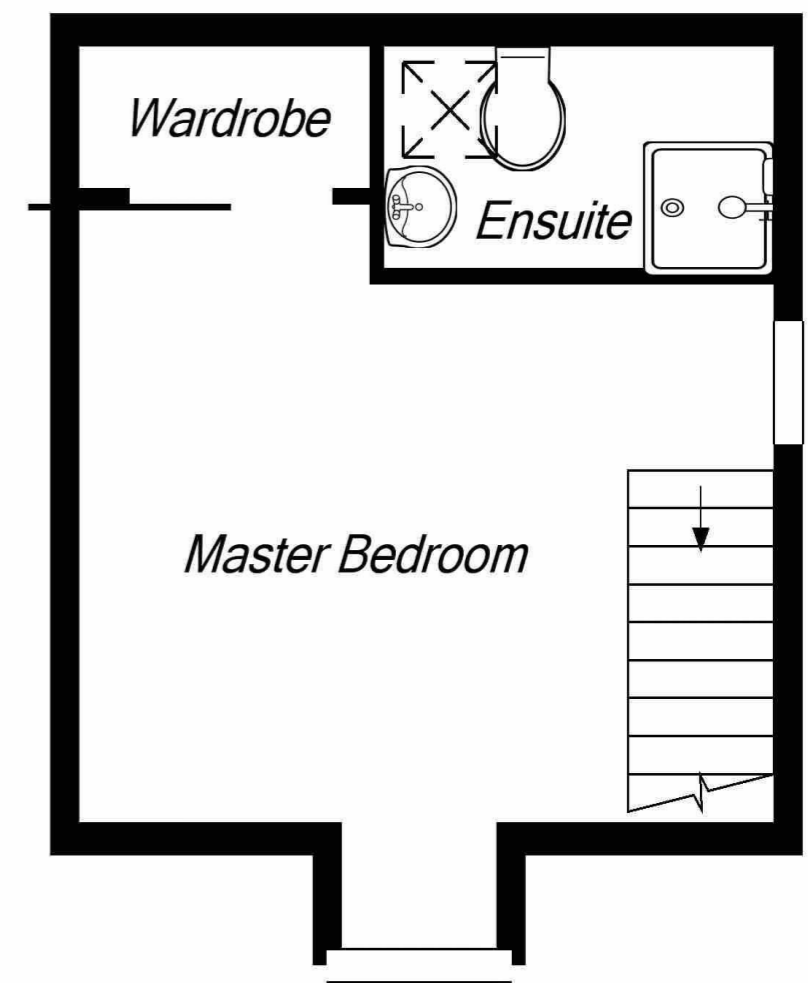




Ground Floor  
Approx. Floor  
Area 389 Sq.Ft.  
(36.2 Sq.M.)



1st Floor  
Approx. Floor  
Area 391 Sq.Ft.  
(36.3 Sq.M.)



2nd Floor  
Approx. Floor  
Area 270 Sq.Ft.  
(25.1 Sq.M.)

Total Approx. Floor Area 1050 Sq.Ft. (97.5 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

**Chadwells**  
Estate & Letting Agents