



*Ambleside*

*Ollerton*



Offers in Excess of £125,000

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42





Beautifully Presented  
Family Home In A Quiet  
Cul De Sac Location...







*Ambleside*







# *Welcome*

This immaculately presented three bedroom house comes to the market with no upward chain and sits proudly on a large corner plot within a quiet cul-de-sac. Internally the ground floor of the property boasts a large lounge, dining room and extension to the rear housing the modern galley kitchen. The first floor comprises of three bedrooms and a contemporary family bathroom. Externally the property boasts ample off road parking to the front with a shared driveway leading to the enclosed rear garden and detached brick built single garage. Internal inspection is a must to appreciate what this property has to offer.



# Step inside...

## Entrance Hallway

Accessed through a uPVC glazed door with side panel with Karndean wood flooring, BT point, radiator, ceiling light fitting, under stairs storage cupboard and stairs off to the first floor landing.

## Dining Room 11' 7" x 9' 6" (3.53m x 2.90m)

With Karndean wood flooring, coving to the ceiling, radiator, ceiling light fitting and an open plan archway giving access to the Galley kitchen.

## Kitchen 6' 6" x 20' 11" (1.99m x 6.38m)

Fitted with a range of solid oak wall, base and floor to ceiling units with a cream finish having solid walnut square edge work surfaces over inset with a porcelain sink, drainer and mixer tap with pull out hose. Additional benefits include a free standing 'Belling' Range Cooker with extractor hood over, space and plumbing for dishwasher, washing machine and upright fridge freezer. Plinth and under cupboard lighting, white brick effect tiled splash backs, chrome vertical radiator, two ceiling light fittings, two uPVC windows to the rear aspect, Karndean wood flooring and a uPVC glazed door giving access to the rear garden.

## Lounge 17' 11" x 14' 1" (5.47m x 4.28m)

With Karndean flooring, uPVC window to the front aspect, coving to the ceiling, TV & BT points, radiator and two ceiling light fittings.

## First Floor Landing

With carpet flooring, loft access, uPVC window to the front aspect and ceiling light fitting.

## Master Bedroom 10' 10" x 11' 5" (3.30m x 3.48m)

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

## Bedroom Two 9' 3" x 11' 6" (2.83m x 3.50m)

With a uPVC window to the rear aspect, pendant light fitting, radiator and carpet flooring.

## Bedroom Three 8' 6" x 8' 8" (2.59m x 2.63m)

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

## Family Bathroom 8' 0" x 5' 7" (2.44m x 1.69m)

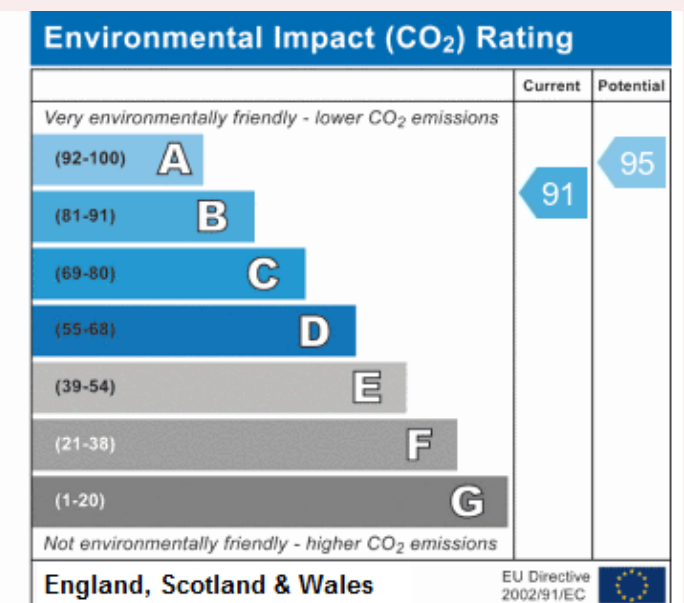
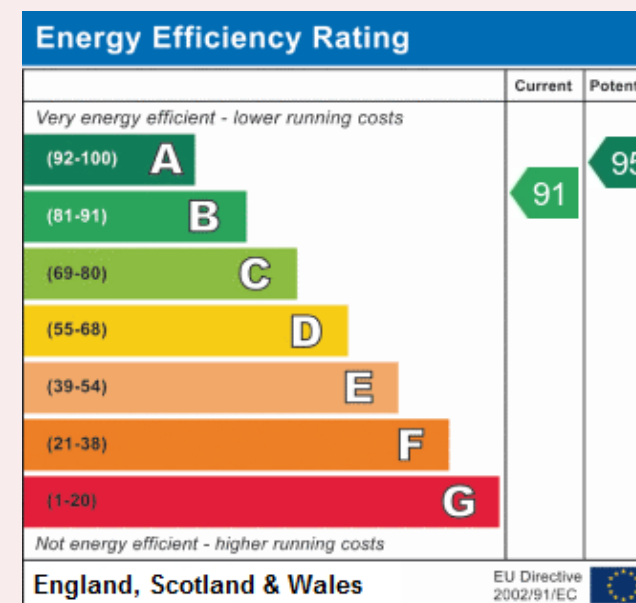
Fitted with a modern three piece suite comprising of bath with mains fed rainfall shower over, wash basin set in a vanity unit and low flush WC. Fully tiled walls, ceiling spotlights, extractor fan, obscure uPVC window to the side aspect, chrome heated towel rail and vinyl flooring.

## Externally

The front of the property is brick paved offering ample off road parking with a shared driveway leading to the fully enclosed rear garden which can be accessed through double gates. The rear is mainly laid to lawn with a patio area, outside tap, two wooden sheds and a wooden summer house.

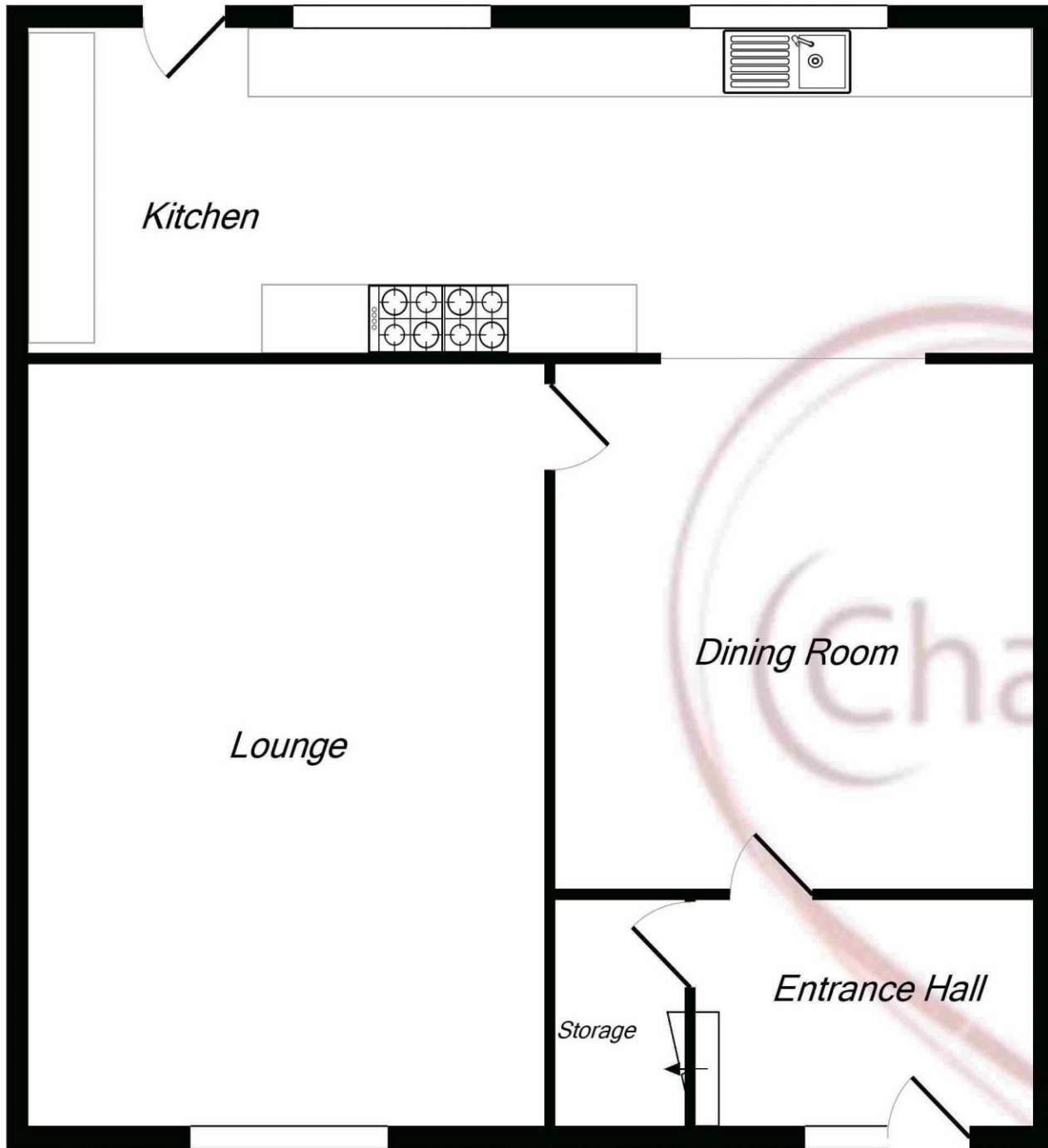
## Garage

Single detached brick built garage with metal electric roller door to the front and a single wooden door to the side. Internally the garage also benefits from power and lighting.

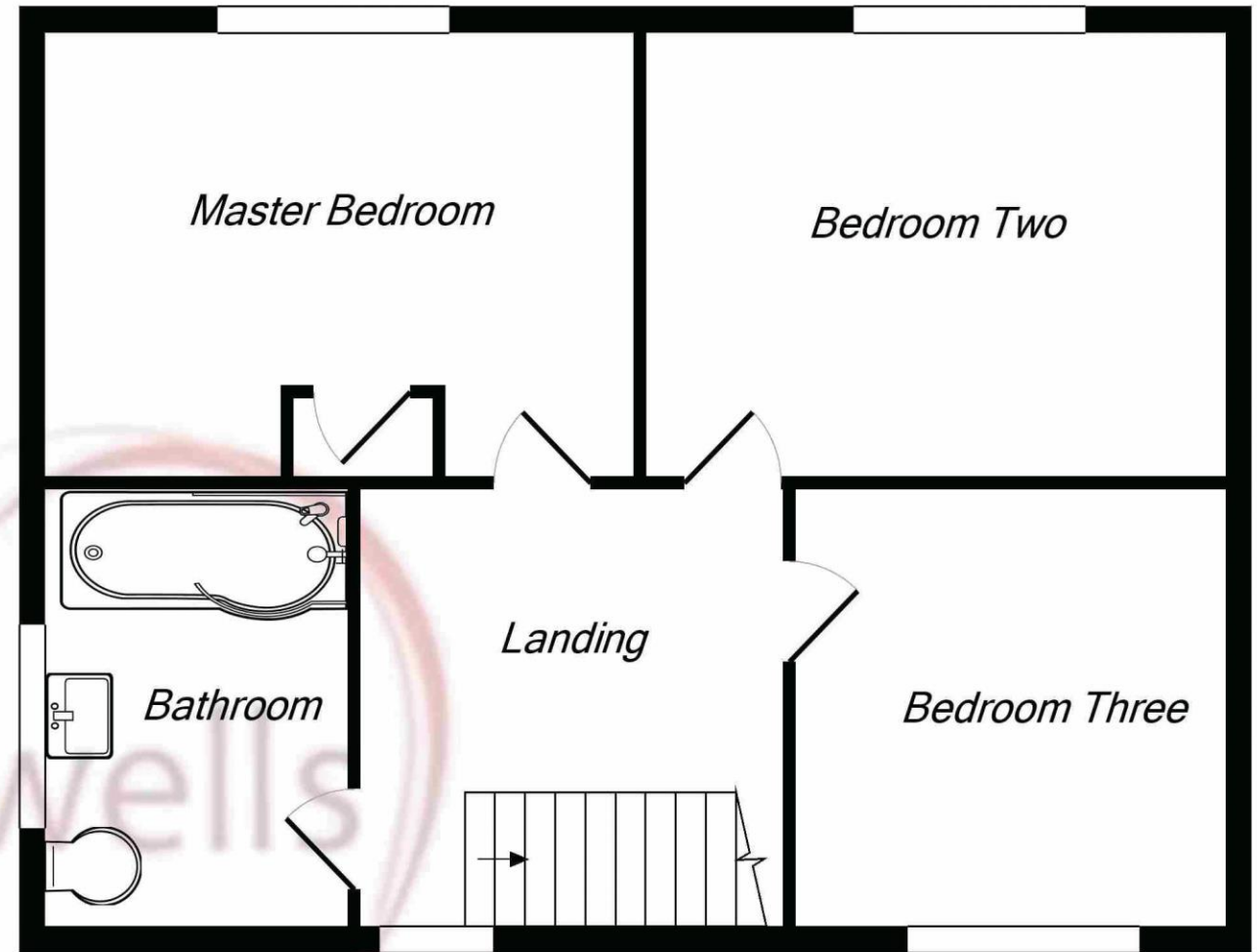


Address:  
Ambleside Ollerton





Ground Floor  
Approx. Floor  
Area 991 Sq.Ft.  
(92.1 Sq.M.)



1st Floor  
Approx. Floor  
Area 693 Sq.Ft.  
(64.4 Sq.M.)

Total Approx. Floor Area 1684 Sq.Ft. (156.5 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

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