



Kingfisher Way

Ollerton



Offers in Excess of £280,000

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SOLD WITH NO UPWARD
CHAIN...





Kingfisher Way





Welcome

SOLD WITH NO UPWARD CHAIN...A stunning showroom standard property offering fabulous living accommodation throughout. Extremely well maintained both inside and out, this spectacular detached property is situated in one of the most sought after postcodes within Ollerton! Built in 2017 by Avant Homes this is Modern day living at its very best, the builders sure had families in mind when planning this residential site, with stunning forestry surroundings and a onsite children's play park just a stone throw away. The home itself boasts spacious living accommodation throughout comprising of four fabulously sized double bedrooms with en-suite to the master bedroom, family bathroom, open plan living area to the ground floor and separate lounge. This plot in particular offers a much larger than average rear garden and forest views to the front aspect. Off road parking is an additional benefit as well as the integral garage which allows for a utility area. No expense has been spared with additional upgrades added by the current owners. This property is a must see to really appreciate the space and quality it has to offer!



Step inside...

Entrance Hall

Enter through the composite door into the spacious reception hallway, with tiled flooring, radiator, doors leading to the lounge, under stairs storage, integral garage and cloakroom.

Lounge 11' 8" x 14' 4" (3.55m x 4.37m)

The inviting lounge offers a bright and airy space, with carpet flooring, uPVC window to the front and two to the side elevation, radiator, TV and BT points.

Kitchen/ Diner 18' 11" x 16' 11" (5.76m x 5.15m)

A ultra modern kitchen suite comprising of wall and base units with square edge quartz work surfaces and sink with drainer and mixer tap, integrated appliances including dishwasher, electric oven and combination microwave, five ring gas hob with extractor above and fridge/ freezer. Tiled flooring, glass splash backs above the sink and hob, down lights from wall units, radiator, uPVC windows to the side elevations and bi-folding doors giving access to the fantastic rear garden.

Cloakroom

The cloakroom is fitted with a modern suite comprising low flush WC and hand wash basin, radiator, tiled splash backs and flooring.

Landing

With carpet flooring, doors leading to the four bedrooms, family bathroom and store cupboard. Loft access, uPVC window to the front aspect and radiator.

Master Suite 13' 5" x 13' 8" (4.09m x 4.16m)

The wonderful master suite has carpet flooring, uPVC windows to both the rear and both side elevations, TV point and built in wardrobes. A door leads to the en-suite.

Ensuite

The en-suite facility is finished with a three piece suite comprising double shower cubicle with glass shower screen and electronically controlled rain forest shower. Hand wash basin set on vanity unit which allows for storage and low flush WC. Complementary tiles to the two walls and floor, ladder style radiator, obscure window to the side and mirror fronted integrated store unit.

Bedroom Two 11' 8" x 9' 10" (3.55m x 2.99m)

With carpet flooring, radiator and uPVC window to the front allowing a wonderful forestry backdrop view.

Bedroom Three 9' 10" x 9' 8" (2.99m x 2.94m)

With carpet flooring, uPVC window to the front elevation and radiator.

Bedroom Four 9' 8" x 9' 4" (2.94m x 2.84m)

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

Bathroom 11' 8" x 7' 2" (3.55m x 2.18m)

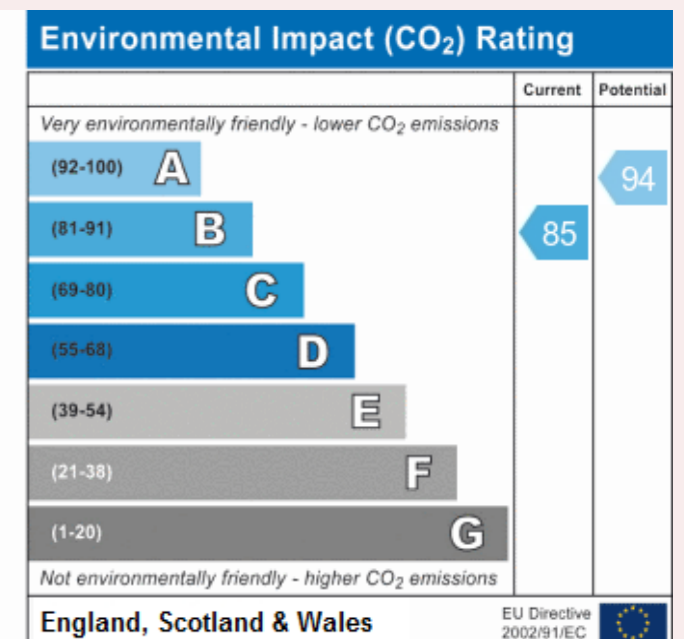
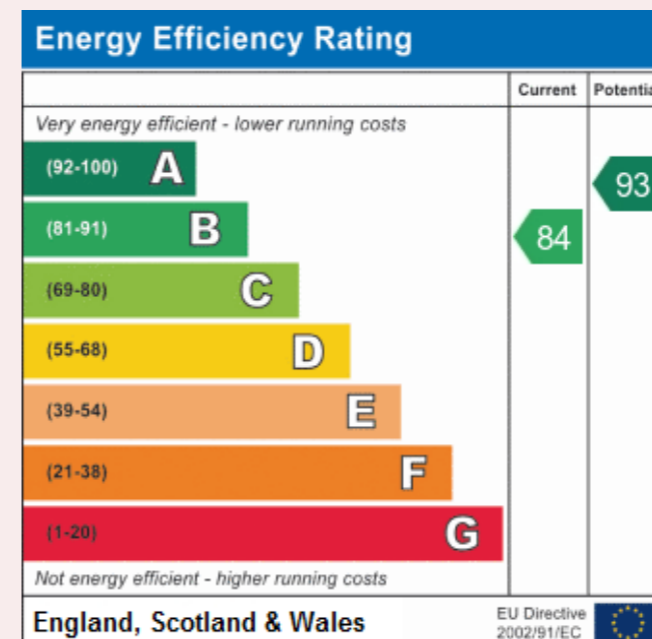
The stylish family bathroom has a three piece suite comprising bath with mains fed rain forest shower and hand held attachment, low flush WC and hand wash basin set on vanity unit allowing for storage. Two large glass shelves and complementary tiles to two walls and the floor. Ladder style radiator and obscure window.

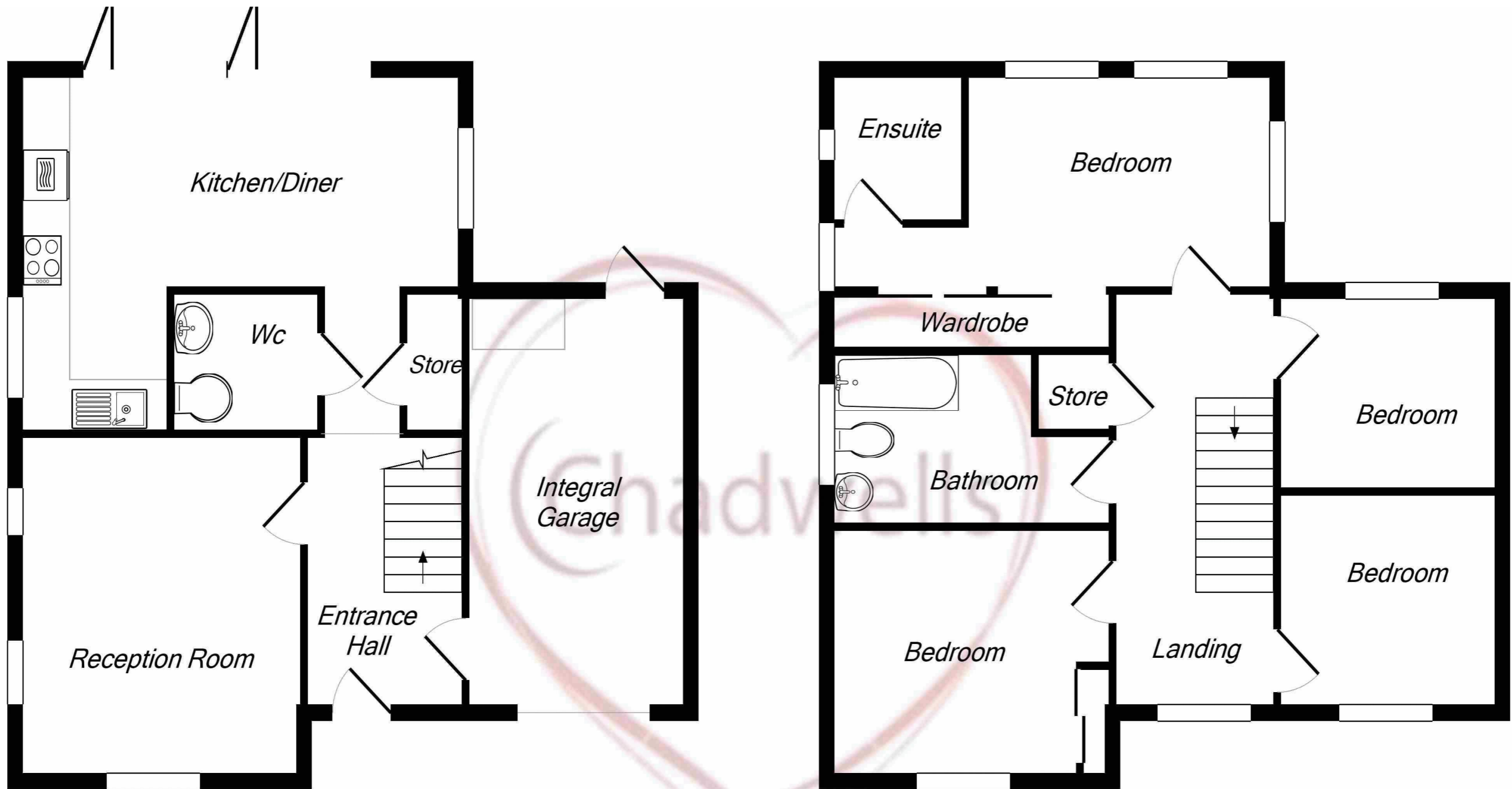
Integral Garage

The garage has plumbing and drainage for washing machine and wall mounted combi boiler. A doors leads to the rear garden.

Outside

To the front of the property there is a private driveway to allow for off road parking, lawned area with an array of plants and side access to the rear garden. The rear garden is laid mainly to lawn, a patio area for seating and a prepped area to allow for a hot tub. Power point and outside tap.





Ground Floor
 Approx. Floor
 Area 670 Sq.Ft.
 (62.2 Sq.M.)

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

Total Approx. Floor Area 1339 Sq.Ft. (124.4 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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