



*Petersmith Drive*

*New Ollerton*



£117,000

**Chadwells**  
Estate & Letting Agents



84

85



Chadwells

*The perfect property for someone  
looking to get onto the property  
ladder....*



Chadwells



Chadwells



Chadwells

*Petersmith Drive*



Chadwells



# *Welcome*

This lovely family home is a must see. Well presented throughout with modern fixtures and fittings, this home would make an ideal investment for a first time buyer or someone looking for a property ready to move straight into. With spacious living accommodation comprising kitchen/ diner, lounge, three bedrooms, family bathroom and great outdoors space to both the front and rear. For sale with NO UPWARD CHAIN, viewings are essential.



# Step inside...

## Entrance Hall

Enter through the UPVC door into the entrance hall, with stairs off to the first floor and doors leading to the lounge and kitchen. Tiled flooring and radiator.

## Kitchen/ Diner *18' 11" x 13' 3" (5.76m x 4.04m) MAX*

The 'L' shaped kitchen/ diner has fitted base units with roll top work surfaces and circular stainless steel sink with drainer and mixer tap. A larder style cupboard, free standing fridge/ freezer, space and plumbing for washing machine and under stairs store cupboard. A large dining area, Georgian bar style french doors to the rear garden, UPVC side access door and window. Tiled flooring throughout, radiator and TV point.

## Lounge *18' 11" x 10' 1" (5.76m x 3.07m)*

The lounge has dual aspect Georgian bar style windows, carpet flooring, two radiators, TV and BT points.

## Landing

With carpet flooring, doors leading to the three bedrooms, bathroom, loft access and airing cupboard which houses an 'Ideal' combi boiler.

## Master Bedroom *13' 3" x 9' 5" (4.04m x 2.87m)*

The master bedroom has carpet flooring, Georgian bar style window to the front aspect, built in store cupboard and TV point.

## Bedroom Two *10' 2" x 9' 4" (3.10m x 2.84m)*

With carpet flooring, dual aspect Georgian bar style windows to the side and front, radiator and TV point.

## Bedroom Three *8' 3" x 6' 9" (2.51m x 2.06m)*

Currently used as a dressing room, there are built in wardrobes across two walls, carpet flooring, radiator and Georgian bar style window to the rear.

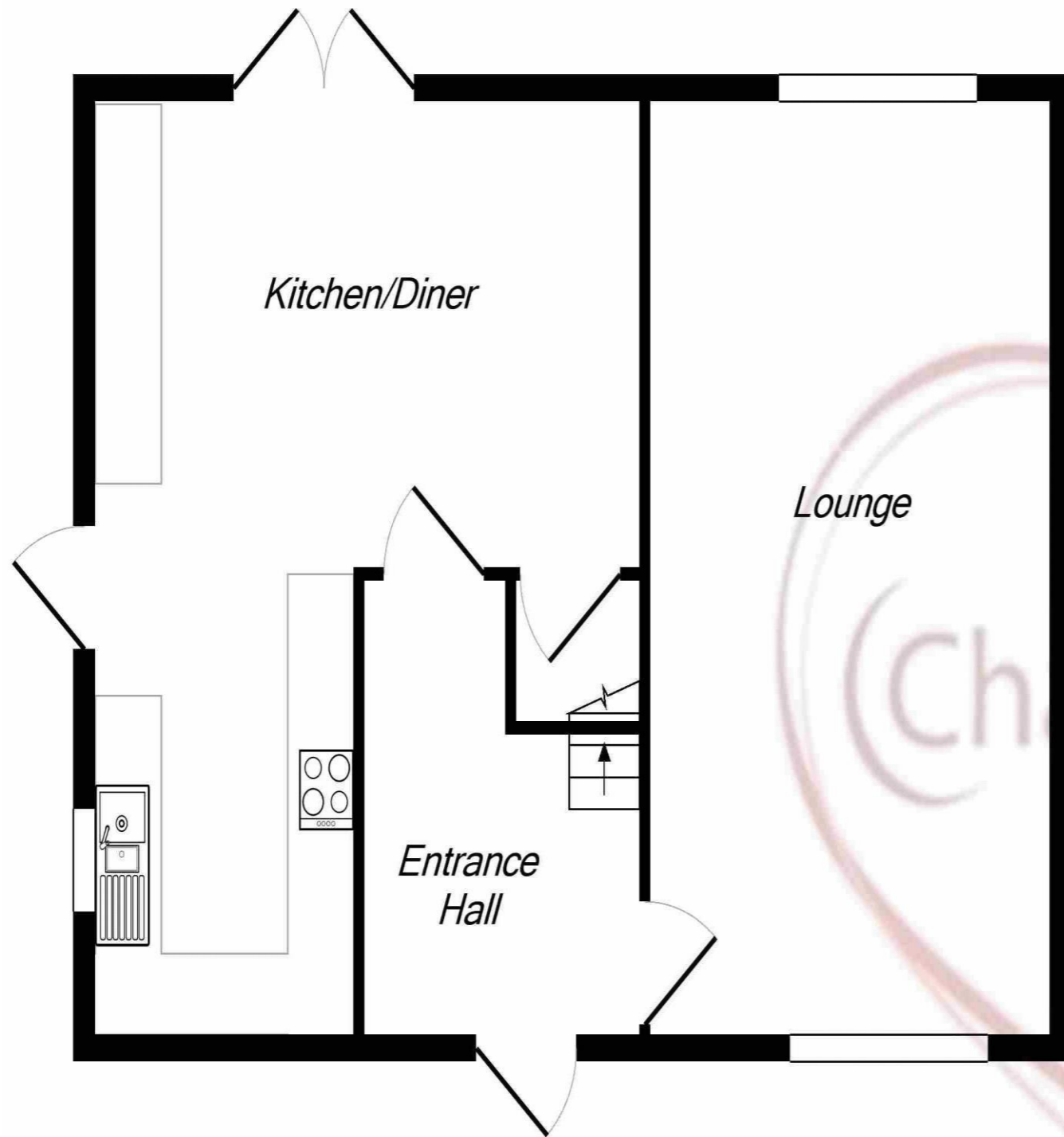
## Bathroom *11' 4" x 5' 5" (3.45m x 1.65m) MAX*

The fully tiled bathroom is fitted with a three piece suite comprising panelled bath with electric overhead shower and glass shower screen, hand wash basin set in vanity unit and low flush WC. A ladder style radiator and obscure window to the rear aspect.

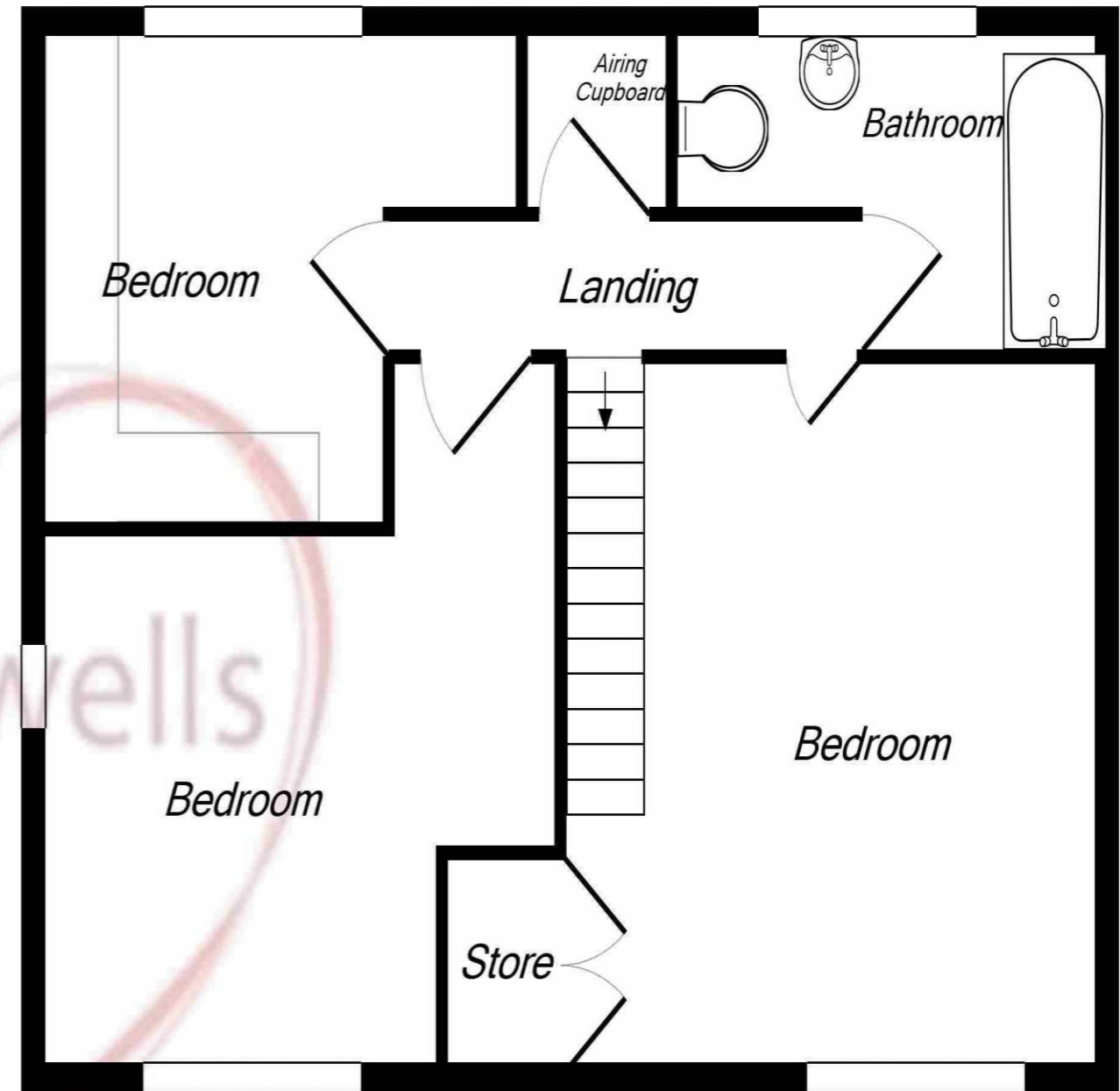
## Outside

Off road parking to the front, fully enclosed lawned area with metal gate allowing access via the front door. A shared driveway leads to the rear garden. The enclosed rear garden has a patio area and raised lawn. There is outside power supply, tap and a store shed.





Ground Floor  
Approx. Floor  
Area 680 Sq.Ft.  
(63.1 Sq.M.)



1st Floor  
Approx. Floor  
Area 680 Sq.Ft.  
(63.1 Sq.M.)

Total Approx. Floor Area 1359 Sq.Ft. (126.3 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



Chadwells



*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