



Kingfisher Way

Ollerton



£240,000

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*Prepare to be wowed by this
stunning Showroom standard
property with a fantastic view...*





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Welcome

Prepare to be wowed by this stunning Showroom standard property with a fantastic view.... 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. Designed with families in mind this home offers spacious living accommodation throughout and is finished to a very high standard! The current owner has spared no expense with upgraded fixtures and fittings including appliances in the kitchen, fitted wardrobes in two of the three bedrooms and remote-controlled garage door. If you haven't been won over by the interior of this property just wait to see what awaits you to the rear garden! A stunning back drop provides excellent privacy and fantastic views of the forest and local wildlife. Additional external features include outdoor lighting, power supply, tap and patio area perfect for those al fresco evenings. Available with NO UPWARD CHAIN! This property definitely must not be overlooked, call the office now to arrange your viewing.



Step inside...

Entrance Hall

Enter through the composite door into the welcoming hallway. Doors lead to the cloak room, integral garage and under stairs storage. Stairs off to the first floor and an opening into the open plan living area. White high gloss ceramic floor tiles, wall mounted hive thermostat, radiator and BT point.

Cloakroom 5' 8" x 5' 5" (1.73m x 1.65m)

The cloakroom is fitted with a two piece white suite comprising concealed low flush WC and wall hung hand wash basin. Floor to ceiling tiles to two elevations and white ceramic floor tiling.

Kitchen/ Diner 18' 11" x 10' 1" (5.76m x 3.07m)

The contemporary kitchen is fully equipped and fitted to a high standard with a range of wall and base units and straight edge work surfaces, inset one and a half stainless steel sink with drainer and mixer tap. Upgraded integrated appliance including eye level stainless steel electric oven with integral grill and a separate dual oven/ microwave. Five burner gas hob inset into the work surface and fan extractor above, integrated dishwasher and fridge/ freezer. White high gloss ceramic floor tiles throughout and dining area. Radiator, TV aerial, TV and BT points, USB connection sockets twin pendant light and down lighting. Open entrance into the lounge area and tri-folding doors leading onto the private rear garden and stunning forest views.

Lounge 15' 8" x 9' 10" (4.77m x 2.99m)

The lounge area has a UPVC window to the rear aspect, TV point, radiator, twin ceiling pendant and white high gloss flooring throughout.

First Floor Landing

With carpet flooring and doors leading to the three bedrooms, family bathroom and airing cupboard housing combi boiler and shelving for linen. Loft access and obscure window to the side elevation.

Master bedroom 10' 9" x 9' 10" (3.27m x 2.99m)

With carpet flooring, TV and BT points, wall mounted Hive thermostat, radiator and UPVC window to the front elevation. Fitted wardrobes with shelving and hanging rails. A door leads to the ensuite.

En-suite 7' 9" x 6' 7" (2.36m x 2.01m)

The ensuite bathroom is fitted with a three-piece white suite comprising, concealed low flush WC, hand wash basin with hidden storage drawer and double shower enclosure with rain forest and hand-held showers. Chrome towel rail radiator, twin shaver point, extractor fan, recessed store cupboard and obscure UPVC window to the rear elevation.

Bedroom Two 11' 0" x 10' 1" (3.35m x 3.07m)

With carpet flooring, fitted double wardrobe with shelving and hanging rails, radiator and UPVC window to the rear elevation.

Bedroom Three 10' 1" x 6' 6" (3.07m x 1.98m)

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

Family Bathroom 7' 5" x 5' 6" (2.26m x 1.68m)

The family bathroom is fitted with a three-piece suite comprising concealed low flush WC, hand wash basin and panelled bath with rain forest and handheld showers with glass screen. Chrome towel rail radiator, twin shaver point and extractor fan. Floor to ceiling tiled walls to two elevations and wood effect vinyl flooring. Obscure window to the side elevation.

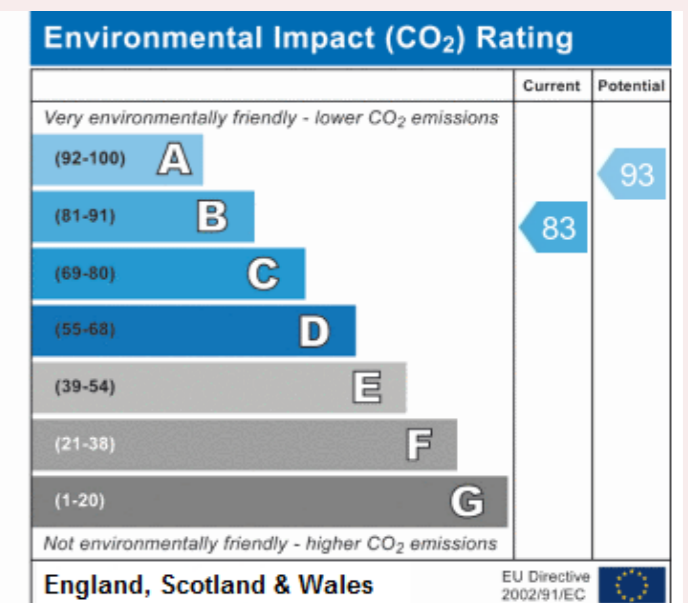
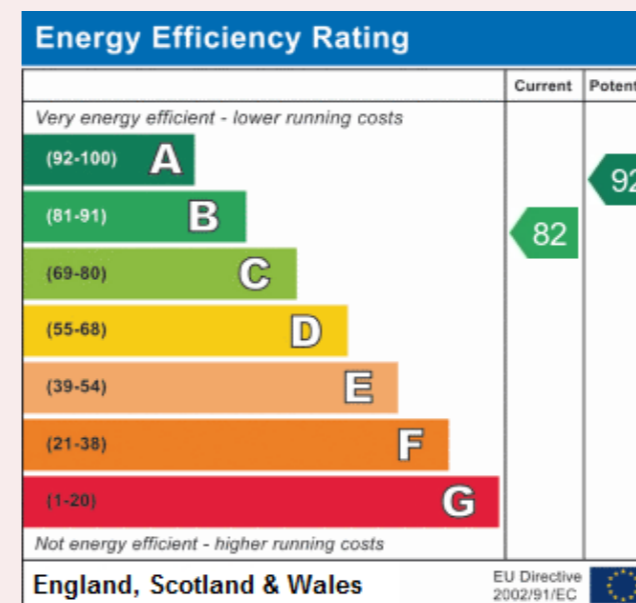
Integral garage 19' 7" x 10' 6" (5.96m x 3.20m)

The integral garage is fitted with an electrically powered up and over door, power and lighting. A utility area to the rear of the garage provides space for a washing machine and worktop space.

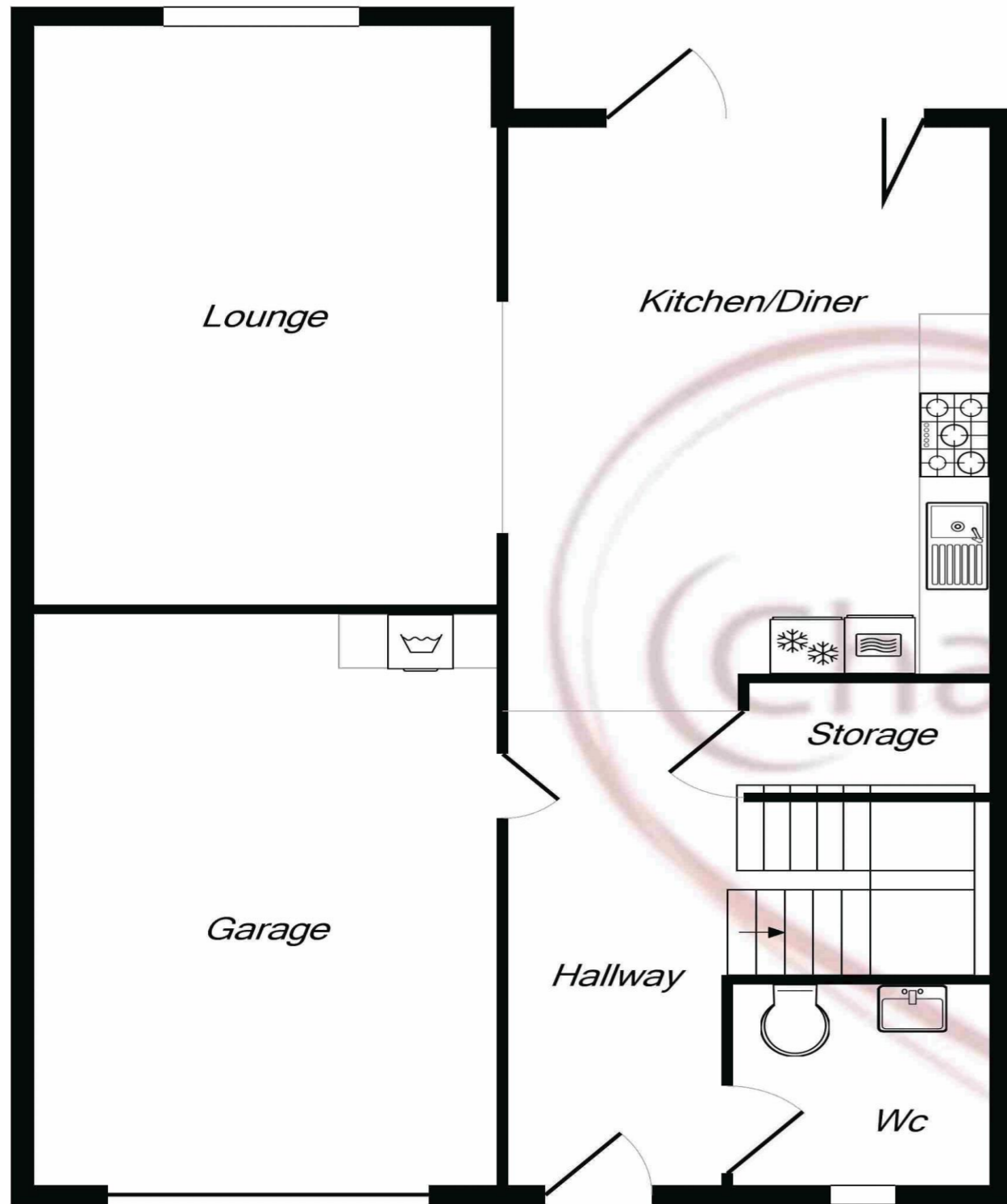
Outside

To the front of the property there is a private driveway leading to the integral garage and an area laid to lawn with a sensor activated outside light. Slate and shrub boarder and pathway leading to timber gate that leads to the rear garden.

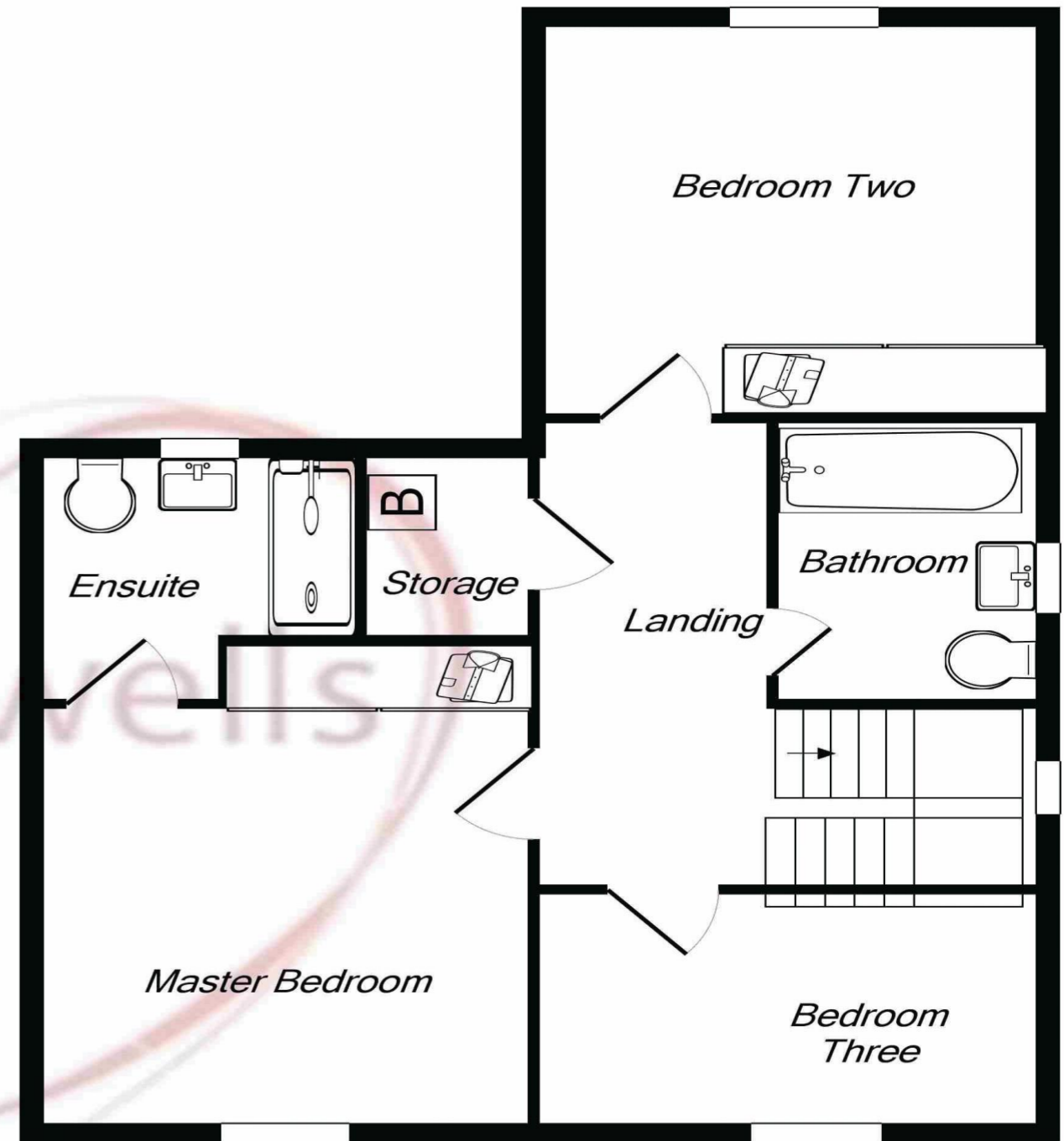
The south facing rear garden is laid mainly to lawn and has a patio area. Stunning forest views to the rear, outside tap and external double power socket.



Address:
67 Kingfisher Way



Ground Floor



1st Floor

*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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